

PORCH 6' 10" x 5' 3" (2.08m x 1.6m) Double glazed porch with tiled floor.

ENTRANCE HALL Stairs to first floor, doors off, door to garage, radiator, quarry tiled floor.

KITCHEN/BREAKFAST ROOM 12' 5" x 11' 11" (3.78m x 3.63m) Double glazed window to front. Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splashback. stainless steel one and a half sink unit and mixer tap, plumbing and space for dishwasher, built in double oven with four ring gas hob and extractor hood over, space for fridge/freezer, breakfast bar seating two, doors to utility, study/snug and dining room, radiator and quarry tiled floor.



UTILITY ROOM 7' 5" x 6' 9" (2.26m x 2.06m) Double glazed window to front and obscured double glazed door to side. Range of fully fitted wall and base units, rolled edge worktop surface over and tiled splashback, stainless steel sink unit and mixer tap, plumbing and space for washing machine, space for tumble dryer and further fridge or freezer, water softener unit, radiator and quarry tiled floor.



STUDY/SNUG 8' 11" x 8' 10" (2.72m x 2.69m) Double glazed windows to side and rear, radiator, quarry tiled floor.

DINING ROOM 12' 11" x 12' 11" (3.94m x 3.94m) Double glazed window to side, double doors leading to sitting room, radiator.



SITTING ROOM 12' 8" x 16' 5" (3.86m x 5m) Double glazed windows to side and rear, patio doors to garden, log burning stove inset to fireplace with timber surround and tiled hearth, doors to home office and hallway, radiator.

HOME OFFICE 8' 4" x 8' 4" (2.54m x 2.54m) Double glazed windows to side and rear, radiator.

GROUND FLOOR CLOAKROOM Obscured double glazed window to side, WC, hand basin with tiled splashback, heated towel rail, extractor fan, quarry tiled floor.



GARAGE 18' 1" x 8' 4" (5.51m x 2.54m) Obscured double glazed door to side, Vaillant wall mounted boiler. Currently portioned into two sections of 12'6" x 8'4" and 5'7" x 8'4".

FIRST FLOOR LANDING Double glazed Velux window to front, doors off to all rooms, double airing cupboard with shelving and hot water tank, radiator.

BEDROOM ONE 12' 8" x 12' 0" (3.86m x 3.66m) Double glazed window to rear and radiator.

ENSUITE Obscured double glazed window to side, WC, hand basin, bidet, tiled shower cubicle with chrome fittings, fully tiled walls, heated towel rail, tiled floor.

BEDROOM TWO 13' 1" x 11' 11" (3.99m x 3.63m) Double glazed windows to side and rear and radiator.

BEDROOM THREE 9' 8" x 9' 7" (2.95m x 2.92m) Double glazed window to side and radiator.

BEDROOM FOUR 16' 8" x 8' 10" (5.08m x 2.69m) Double glazed Velux window to side and double radiator.

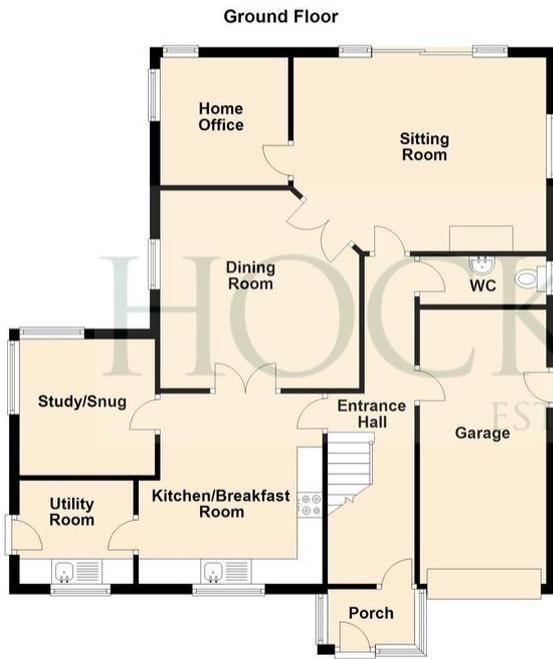
BEDROOM FIVE 9' 8" x 8' 9" (2.95m x 2.67m) Double glazed Velux window to front and radiator.

FAMILY BATHROOM Obscured double glazed window to front, WC, hand basin, bidet, bath with electric shower over and tiled splashback and radiator.

PARKING AND GARDENS To the front of the property is a block paved driveway providing off road parking leading to the garage. Gated access to the side leads to the rear garden mainly laid to lawn and enclosed by fencing with various flowers and shrubs set to borders and beds, paved patio area, pergola and timber shed.

LOCATION AND FACILITIES Willingham is located approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north. Popular for both cyclist and runners, the guided busway also provides a well used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill.





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33 Rampton End, Willingham,
Cambridge, CB24 5JB

£540,000 Freehold

Situated within a small close of similarly sized, detached homes and a short walk to the centre of this bustling village with its many amenities. The property is particularly tidy and well looked after and has been the current vendors family home for many years. The accommodation of approximately 161sqm, includes a spacious entrance hall with vaulted ceiling, kitchen/breakfast room with separate dining and utility room. There are two home offices and a generous living room with log burning stove. The first floor comprises four double bedrooms and a fifth single with en suite to master and a family bathroom. The established garden is not overlooked to the rear and there is also ample parking and an integral garage.



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