

ENTRANCE HALL Doors off, stairs to first floor, radiator, quartz tiled floor.

STUDY 10' 5" x 9' 9" (3.18m x 2.97m) Double glazed bay window to front, radiator.

LIVING ROOM 17' 1" x 11' 3" (5.21m x 3.43m) Double glazed bay window to front, two radiators, gas fire with granite surround and marble hearth.

GROUND FLOOR CLOAKROOM WC, hand basin, tiled splash back, radiator, extractor fan, quartz tiled floor.

KITCHEN/DINER 19' 4" x 9' 0" (5.89m x 2.74m) Double glazed window to side and rear, French doors to garden. A range of fully fitted wall and base units with drawers under, work surface over and tiled splash back, four ring gas hob with extractor hood over, integrated oven and grill, one and a half sink unit with mixer tap, plumbing and space for dishwasher, breakfast bar, two radiators, quartz tiled floor.

UTILITY ROOM 9' 0" x 5' 6" (2.74m x 1.68m) Double glazed window and door to rear. Plumbing and space for American style fridge freezer, range of base units with drawers under, work surface over, tiled splash back, sink unit, plumbing and space for washing machine, wall mounted gas boiler, extractor fan, radiator, quartz tiled floor.

FIRST FLOOR LANDING Doors to bedrooms two, three, four and five. Airing cupboard housing hot water tank, stairs to second floor.

BEDROOM TWO 10' 2" x 9' 2" widening to 13'5" (3.1m x 2.79m) Double glazed window to rear, radiator, range of mirror fronted wardrobes with shelving and hanging, door to ensuite.

ENSUITE SHOWER ROOM Obscured double glazed window to side, wc, hand basin and tiled shower cubicle, tiled splash back, radiator, inset spotlights to ceiling, extractor fan, tiled floor.

BEDROOM THREE 12' 6" x 10' 5" (3.81m x 3.18m) Double glazed window to front, radiator.

BEDROOM FOUR 9' 3" x 7' 5" (2.82m x 2.26m) Double



glazed window to rear, radiator, built in wardrobe with shelving and hanging.

BEDROOM FIVE 8' 11" x 7' 5" (2.72m x 2.26m) Double glazed window to front, radiator.

FAMILY BATHROOM Obscured double glazed window to front, wc, hand basin, bath, tiled splash back, extractor fan, inset spotlights to ceiling, radiator, tiled floor.

BEDROOM THREE 12' 7" x 10' 5" (3.84m x 3.18m) Double glazed window to front, radiator.

SECOND FLOOR LANDING Door to bedroom one.

BEDROOM ONE 17' 9" x 12' 10" (5.41m x 3.91m) Two Velux windows to rear, double glazed window to front, loft access, range of mirror fronted wardrobes with shelving and hanging, radiator.

ENSUITE SHOWER ROOM Velux window to rear, WC, hand basin, tiled splash back, tiled shower cubicle with chrome fittings, extractor fan, inset spotlights to ceiling, shaver point, radiator, tiled floor.

WALK IN DRESSING ROOM 9' 10" x 5' 2" (3m x 1.57m) Double glazed window to front, radiator.

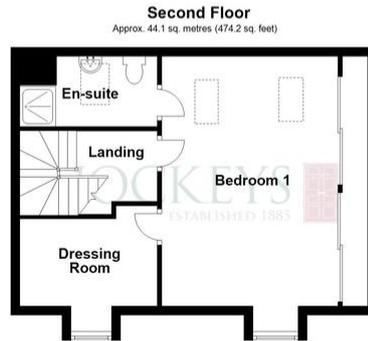
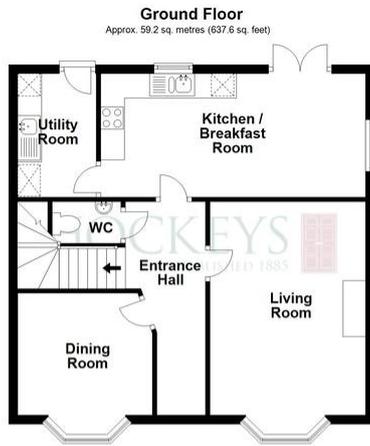
PARKING AND GARDENS The rear garden is mainly laid to lawn and enclosed by fencing. Gated rear access leads to the double width driveway which provides off road parking for four vehicles and leads to a detached double brick garage with two up and over doors, power and light connected, over head storage and door to garden.

LOCATION The village of Longstanton offers easy access to Cambridge via the guided bus way, a range of shops including Co Op, doctors surgery, sports ground and well regarded Primary School and Pre School. Neighbouring the new town of Northstowe, Longstanton falls within catchment of the newly built Secondary School and Swavesey Village College.

VILLAGE INFORMATION For most of its history the village was split into two parishes: Long Stanton All Saints and Long Stanton St. Michael and was not officially amalgamated into one village until 1953.

The village has recently seen a big influx of all styles of





Total area: approx. 162.6 sq. metres (1749.8 sq. feet)
Drawings are for guidance only
 Plan produced using PlanUp.

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36 Collingwood Drive, Longstanton,
Cambridge, CB24 3GW

Guide Price £500,000 Freehold

A substantial five bedroom, three storey, detached house situated within a pleasant area of this popular village, a short walk to the green, precinct of shops and guided bus route into Cambridge. With accommodation arranged over three floors providing optimum space and including a useful home office, spacious living room and open plan kitchen/dining room with French door to the generous rear garden, together with a separate utility room. There are five bedrooms in total, two being en suite and the impressive master bedroom also benefits from having a walk in dressing room. The property has a generous corner plot position and detached double garage with ample parking.



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