

ENTRANCE HALL Double glazed stable door leading into entrance hall, radiator, doors off, airing cupboard housing hot water tank.



LOUNGE/DINER 22' 6" x 14' 11" (6.86m x 4.55m) Double glazed sliding door to rear garden, two radiators, fireplace with free standing gas fire, wooden surround and slate hearth, built in storage cupboard, open plan to dining area.

KITCHEN 8' 5" x 8' 1" (2.57m x 2.46m) Double glazed windows to front and side, a range of fully fitted wall and base units, with rolled edge worktop surface, stainless sink with drainer and mixer tap, space for cooker and fridge, plumbing and space for dishwasher and washing machine.



BEDROOM ONE 13' 3" x 8' 5" (4.04m x 2.57m) Double glazed window to rear, radiator.

BEDROOM TWO 11' 9" x 9' 4" (3.58m x 2.84m) Double glazed window to rear, built in wardrobes, radiator.

BEDROOM THREE 8' 6" x 7' 5" (2.59m x 2.26m) Double glazed window to front, radiator.

SHOWER ROOM Obscured double glazed window to front, low level wc, basin inset to vanity unit with mixer tap, enclosed double shower cubicle, heated towel rail, tiled flooring, extractor fan.



PARKING AND GARDENS To the front of the property gated access leads to a court yard and patio area with pergola, and borders set with shrubs. To the side of the property is an integral garage with power and light connected. The rear garden is mainly laid to lawn and enclosed by fencing, bordered by mature trees and shrubs with a decked area, a shingle seating area, timber shed and rear gated access opening to a green area.

LOCATION Bar Hill can be found just off the A14 at junction 29, approximately 4 miles (6.44 kilometres) north-west of Cambridge city centre and 13.2 miles (21.24 kilometres) from the centre of St.Ives.

VILLAGE INFORMATION Bar Hill is a thriving purpose built village, with a regular bus service. With completion of the expansion of the A14 in 2020, this village has



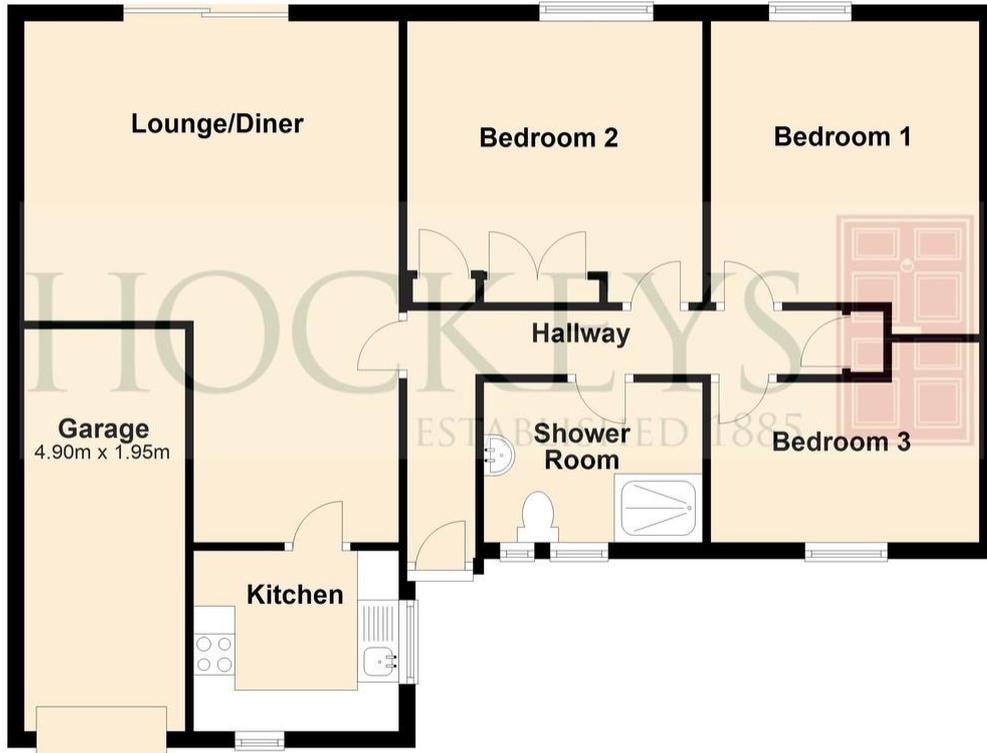
benefited from better access to Cambridge, A1, A428 and M11. Included in the plans are cycle paths into Cambridge and pedestrian/cycle paths connecting Bar Hill to Longstanton, which neighbours Northstowe where you can travel on the guided busway heading to St Ives and Cambridge, the Science Park and Addenbrooke's Hospital.

FACILITIES The village offers a collection of shops with most located within The Mall and comprises a Next store, Costa Coffee, fish and chip shop, Bookers wholesale and Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions.

The village has a wonderful community spirit, is diverse and offers lots to do for people of all ages, with a community centre popular for groups to hold meetings, a library with post office counter. Other facilities include a public house, doctors surgery, dentist, an 18 hole golf course, hotel and spa with swimming pool and gym, village green and social club. Beautiful countryside surrounds the village with far-reaching views and walks within the nature reserve. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.



Ground Floor



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28 Almond Grove, Bar Hill,
Cambridge, CB23 8DU

£325,000 Freehold

Situated close to the wide range of amenities within the bustling village of Bar Hill, this spacious and well presented bungalow offers open plan living/dining room with a modern kitchen and shower room, three bedrooms a private and well tendered rear garden.

There is also a courtyard garden to the front, double width driveway and garage.



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