

ENTRANCE PORCH 9' 11" x 5' 6" (3.02m x 1.68m)

Double glazed and brick built, vaulted ceiling, radiator, sandstone tiled floor. **ENTRANCE HALL** Double glazed window to porch, two under stair storage cupboards, oak stairs to first floor, radiator, door leading to kitchen and ground floor bedroom.



GROUND FLOOR BEDROOM 11' 10" x 10' 11" (3.61m x 3.33m) Double glazed window to front, double radiator, engineered oak floor, door to en suite WC.

ENSUITE CLOAKROOM Obscured double glazed window to side, hand basin inset to vanity unit with tiled splash back, chrome mixer tap and chrome heated towel rail, WC, tiled floor.

KITCHEN/DINING ROOM 17' 2" x 13' 9" (5.23m x 4.19m) Double glazed window to rear. A range of fully fitted wall and base units with drawers under and granite work surface over, inset stainless steel sink unit with mixer tap. Inset spotlights to ceiling, range of glass fronted shelved wall units, inbuilt microwave oven, integrated dishwasher and space for range cooker (available by separate negotiation). Five ring induction hob, two ovens, grill and warming drawer with glass splash back and matching extractor hood over. Space for fridge freezer, radiator, glazed double door leading to sitting room and dining room, walk in pantry with shelving and tiled floor.



UTILITY ROOM 8' 9" x 5' 7" (2.67m x 1.7m) Obscured double glazed door to garden. Range of wall and base units, drawers under, rolled edge worktop surface over and tiled splash back, stainless steel circular sink unit with mixer tap, space and plumbing for washing machine, vent for tumble dryer, double radiator, tiled floor.

DINING ROOM/OFFICE 12' 2" x 11' 6" (3.71m x 3.51m) Double glazed window to front, wood flooring, radiator, electric wall mounted fire.

SITTING ROOM 16' 5" x 15' 8" (5m x 4.78m) Double glazed French doors leading to the timber decked patio, log burning stove with a granite hearth, double glazed window to side, two radiators, inset spotlights to ceiling, shelving to recess, strip wood floors.

FIRST FLOOR LANDING Oak stairs and flooring, loft access, radiator.



BEDROOM ONE 16' 7" x 15' 8" (5.05m x 4.78m) Double glazed windows to rear and side, two radiators, strip wood flooring.

ENSUITE SHOWER ROOM Double glazed window to rear, four piece suite comprising of WC, hand basin inset to vanity unit with chrome mixer tap, walk in tiled double shower cubicle with chrome fitting, inset bath, radiator.

BEDROOM TWO 15' 8" x 12' 4" (4.78m x 3.76m) Double glazed windows to front and side, radiator, oak flooring.

BEDROOM THREE 11' 3" x 11' 1" (3.43m x 3.38m) Double glazed window to front, radiator, oak flooring.

BEDROOM FOUR 11' 11" x 8' 7" (3.63m x 2.62m) Double glazed window to rear, radiator, oak flooring.

FAMILY BATHROOM Obscured double glazed window to front, three piece suite comprising of WC, hand basin inset to vanity unit, bath with tiled splash back and chrome shower fitting over, rain shower head and hand held shower, airing cupboard with shelving, radiator.

PARKING AND GARDENS To the front of the property there is gated entrance, timber swing gates leading to a large expanse of gravel providing off road parking for numerous vehicles, gated access leads to the enclosed rear garden which is generous and mainly laid to lawn with various mature shrubs and perennials set to borders and beds, a large timber decked area provides a perfect spot for outdoor dining, further patio with mature trees providing privacy, summer house/timber shed is included in the sale.

DETACHED BARN

MAIN LIVING AREA 21' 2" x 17' 4" (6.45m x 5.28m) Double glazed window to side, double glazed French doors to garden, double glazed window to front, vaulted ceiling, electric fire, tiled sand stone floor with under floor heating. **BEDROOM** 10' 3" x 7' 3" (3.12m x 2.21m)

Double glazed window to front, vaulted ceiling, shelving to wall, wall mounted electric heater, sandstone tiled floor with under floor heating. **EN SUITE SHOWER ROOM**; Hand basin ceramic circular sink unit inset to oak cabinet with hot and cold taps, tiled shower cubicle with electric shower, WC, vaulted ceiling, sand stone tiled floor with under floor heating.





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HOCKEYS
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2 Mill Road, Fen Drayton, Cambridge,
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Offers Over £575,000 Freehold

Situated within a generous and established garden is this substantial family home together with a detached converted barn. A gated entrance leads into a private driveway providing off road parking for numerous vehicles. The light entrance porch leads to the hallway and onto the impressive ground floor accommodation, which includes a modern open plan kitchen/dining room, separate dining room/office and spacious sitting room with a log burning stove and French doors which lead to the garden. With a walk in pantry and useful utility room and a ground floor en suite bedroom completes the ground floor. The first floor comprises a particularly generous master bedroom with en suite, four further double bedrooms and a modern family bathroom. Set within a beautiful garden which includes a detached barn.



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