

A beautifully presented, two bedroom semi detached house. The property comprises entrance hall open plan to dining area and sitting room beyond, which has French doors leading to the fantastic garden. The modern kitchen and bathroom are equally attractive and there are also two double bedrooms. To the side of the property is a driveway, with timber outbuilding and access to the rear garden. There is also a useful garden room, insulated and with electric connected, this is an ideal home office/hobby room or gym.



**ENTRANCE HALL** Double glazed door leading to entrance. Open plan to living room, dining room and kitchen. Built in cupboard housing gas and electric meters. Stairs to first floor.

**KITCHEN** 11' 6" x 5' 10" (3.51m x 1.78m) Double glazed window to front. Range of fully fitted wall and base units in high gloss finish with drawers under, rolled edge worktop surface over and tiled splashback. Inset stainless steel sink unit and mixer tap, Pyrolitic Electrolux oven with four ring gas hob and matching extractor hood over, cupboard housing wall mounted combi boiler, space for fridge/freezer, plumbing and space for dishwasher or washing machine, radiator, tiled floor.



**LOUNGE/DINER** 16' 10" narrowing to 13' 2" x 11' 10" (5.13m x 3.61m) Double glazed French doors to garden, full height radiator.



**FIRST FLOOR LANDING** Doors off, access to partially boarded loft.

**BEDROOM ONE** 9' 11" x 9' 9" (3.02m x 2.97m) Double glazed window to rear, range of built in wardrobes with shelving and hanging, double radiator.

**BEDROOM TWO** 9' 1" x 8' 10" (2.77m x 2.69m) Two double glazed windows to front, double and single built in wardrobes with shelving and hanging, double radiator.



**BATHROOM** Obscured double glazed window to rear, WC, hand basin, combination bath and shower with chrome power shower fitting, fully tiled walls, chrome heated towel rail, extractor fan, tiled floor.

**PARKING AND GARDENS** To the front of the property is a lawned garden with various flowers and shrubs.

To the side there is a timber framed storage shed with power and light connected, door to garden. The rear garden consists of a large expanse of patio and built in flower beds, steps leading to the lawned garden enclosed by fencing.

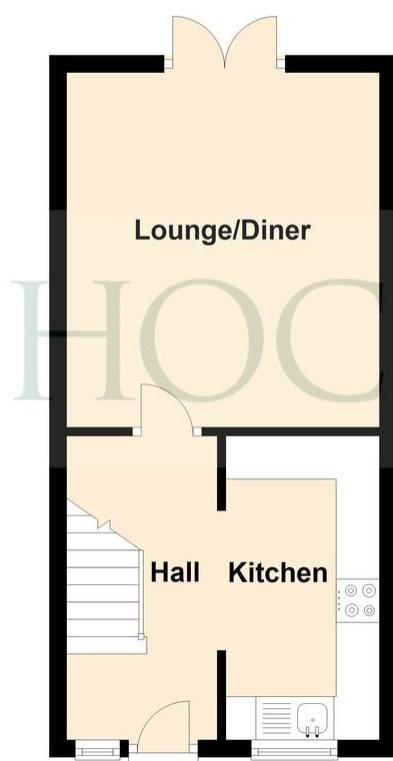
**HOME OFFICE** 15' 5" x 7' 5" (4.7m x 2.26m) Timber outbuilding which could be a home office, gym, hobby room, fully insulated with power and light connected.

**LOCATION AND FACILITIES** Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives. Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village will benefit from better access to Cambridge, A1, A428 and M11. With 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.

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, park, village green and social club. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.



### Ground Floor



### First Floor



23 Church Street Willingham CB24 5HS  
Telephone: 01954 260940  
Email: jeremy.t@hockeys.co.uk

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property.

**HOCKEYS**  
ESTABLISHED 1885





13 Little Meadow, Bar Hill,  
Cambridge, CB23 8TD

£269,950 Freehold

A beautifully presented, two bedroom semi detached house. The property comprises entrance hall open plan to dining area and sitting room beyond, which has French doors leading to the fantastic garden. The modern kitchen and bathroom are equally attractive and there are also two double bedrooms. To the side of the property is a driveway, with timber outbuilding and access to the rear garden. There is also a useful garden room, insulated and with electric connected, this is an ideal home office/hobby room or gym.

