

ENTRANCE HALL With stairs leading to galleried landing, under stairs storage cupboard, double radiator and door leading to ground floor rooms.

LIVING ROOM 16' 6" x 9' 4" (5.03m x 2.84m) Double glazed box bay window to front, sliding patio doors to garden, two double radiators.

GROUND FLOOR CLOAKROOM Obscured double glazed window to rear, WC, hand basin, tiled splash back, radiator.

L SHAPED KITCHEN/DINER 16' 7" x 13' 6" narrowing to 8' (5.05m x 4.11m) **DINING AREA** Double glazed window to front, double radiator, open plan to kitchen, space for American style fridge/freezer.

KITCHEN AREA Two double glazed windows to rear. Range of fully fitted wall and base units, drawers under, rolled edge work top surface over, one and a half sink unit with mixer tap, integrated stainless steel oven, four ring induction hob, extractor hood and glass splash back, plumbing and space for washing machine, space for tumble dryer, breakfast bar seating two, inset spotlights to ceiling.

FIRST FLOOR GALLERIED LANDING Double glazed window to front, doors off, loft access to part boarded loft with ladder.

BEDROOM ONE 11' 3" x 8' 3" (3.43m x 2.51m) Double glazed window to front, double radiator, double built in wardrobe with shelving and hanging.

ENSUITE Obscured double glazed window to rear, WC, hand basin inset to vanity unit with two drawers and tiled splash back, extractor fan, inset spotlights to ceiling, walk in tiled shower cubicle with chrome fittings, gun metal heated towel rail.

FAMILY BATHROOM Obscured double glazed window to rear, WC, hand basin, free standing bath with chrome tap and shower fitting, gun metal heated towel rail, inset spotlights to ceiling.

BEDROOM TWO 9' 6" x 7' 11" (2.9m x 2.41m) Double glazed window to front.



BEDROOM THREE 9' 6" x 8' 4" (2.9m x 2.54m) Double glazed window to rear, double radiator.

PARKING AND GARDENS To the front of the property is a lawned area with block paved driveway providing off road parking, leading to a single brick built garage which has been converted into a home office. To the side of the property is an enclosed garden laid to slate for low maintenance and access to the converted garage. A picket fence with gat leads to the rear garden, with a raised timber decked area, mainly laid to lawn enclosed by fencing.

GARAGE - CONVERTED TO HOME OFFICE 16' 5" x 7' 10" (5m x 2.39m) Double glazed French doors, insulated, loft access, electric panel heater.

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 this village will benefit 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, skate park, 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.



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45 The Spinney, Bar Hill, Cambridge,
CB23 8ST

£350,000 Freehold

Situated within the sought after development of 'The Spinney', this particularly well presented, three bedroom detached house sits within a prominent and generous corner plot position. The property benefits from having both a good size front and rear garden as well as addition parking to the side and a garage, which has been converted to a useful home office. Internally the property is in excellent condition, having been renovated fully by the current vendors, this include an attractive open plan kitchen diner, refitted family bathroom and en suite. The staircase and landing are another of the properties many features.



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