

ENTRANCE HALL Double glazed door, stairs to first floor, doors to ground floor rooms.

GROUND FLOOR CLOAKROOM Obscured double glazed window to front, WC, hand basin inset to a vanity unit with tiled splashback, radiator.

LIVING ROOM 21' 4" x 10' 2" (6.5m x 3.1m) Double glazed window to front, double glazed French doors leading to the garden, two double radiators.

DINING ROOM 14' 4" x 7' 6" (4.37m x 2.29m) Double glazed window to front, open plan to kitchen/breakfast room, radiator.

KITCHEN/BREAKFAST ROOM 14' 1" x 11' 1" (4.29m x 3.38m) Double glazed window to rear and door to side. Range of fully fitted wall and base units in high gloss finish with work surface over, inset stainless steel double sink unit and mixer tap, stainless steel fan assisted oven and combination microwave oven and grill, five ring gas hob and matching extractor hood over, integrated dishwasher and washing machine, space for American style fridge/freezer. Chrome full height radiator and under stairs storage cupboard. Breakfast bar seating four and inset spotlights to ceiling.

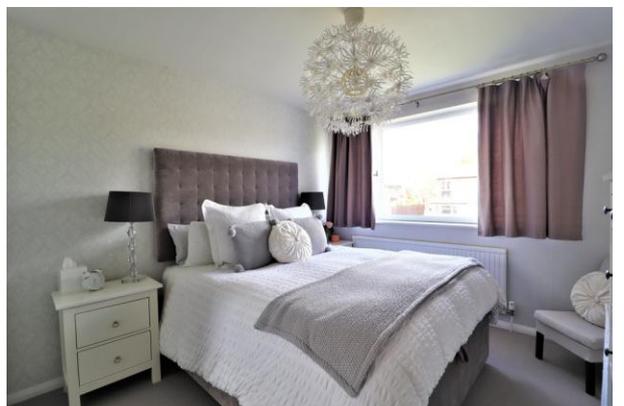
FIRST FLOOR LANDING Doors off, airing cupboard housing combi boiler, inset spotlights to ceiling.

BEDROOM ONE 12' 3" x 10' 5" (3.73m x 3.18m) Double glazed window to front, access to partially boarded loft, range of built in wardrobes with shelving and hanging, recess with glass shelf and mirror with light, inset spotlights to ceiling, radiator.

BEDROOM TWO 15' 2" x 7' 9" (4.62m x 2.36m) Double glazed window to front, built in cupboard, inset spotlights to ceiling, radiator.

BEDROOM THREE 10' 5" x 9' 2" (3.18m x 2.79m) Double glazed window to rear, inset spotlights to ceiling, radiator.

FAMILY BATHROOM Obscured double glazed window to rear, WC, hand basin with concealed taps, bath with chrome shower fittings, tiled recess with glass display shelves, chrome heated towel rail, extractor fan, inset spotlights to ceiling.



PARKING AND GARDENS To the front of the property is a lawned area with box and laurel hedging to the boundaries.

Gated access leads to the rear garden which is a corner plot enclosed by fencing and hedging. Paved patio with pergola above and a further patio area.

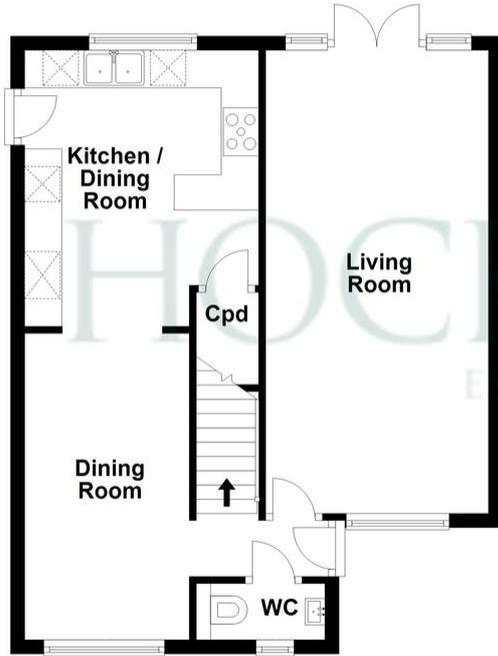
LOCATION AND FACILITIES Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives. Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village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



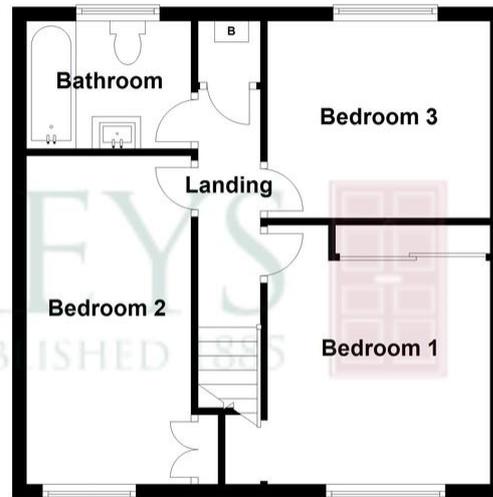
Ground Floor

Approx. 52.0 sq. metres (559.2 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.6 sq. feet)



Total area: approx. 94.7 sq. metres (1019.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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 .

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132 Pheasant Rise, Bar Hill, Cambridge,
CB23 8SD

£320,000 Freehold

A beautifully presented, three bedroom semi detached house is positioned within a corner plot, offering scope for further development (subject to the necessary consent). The accommodation includes a generous sitting room which is currently divided to create a children's play area, with French doors which lead to the attractive decked area and garden beyond. There is also a ground floor wc with modern suite, generous dining room and particularly attractive kitchen/breakfast room. There are three double bedrooms and a refitted family bathroom on the first floor.



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