

**ENTRANCE PORCH** 6' 1" x 4' 11" (1.85m x 1.5m) Part double glazed door to front, double glazed window to side aspect, polished ceramic tiled floor, double radiator, leading to entrance hallway.

**ENTRANCE HALLWAY** Double glazed window to side aspect, polished ceramic tiled floor, double radiator, security phone entry system, under stairs storage cupboard, stairs leading to first floor.

**LIVING ROOM** 19' 6" x 12' 11" (5.94m x 3.94m) Double glazed window to front aspect, double glazed patio doors to rear garden. Log burning stove inset to fireplace, two double radiators.

**FAMILY ROOM** 18' 5" x 15' 8" (5.61m x 4.78m) Double glazed window to side aspect, double glazed doors to side, two double radiators, three built in cupboards.

**KITCHEN** 19' 7" narrowing to 13' 0" x 18' 0" (5.97m x 5.49m) Double glazed window to side, patio doors lead to the rear garden. Fitted with a comprehensive range of matching base and wall mounted units, stainless steel one and a half bowl half sink unit, built in electric oven, gas hob with stainless steel splash backs and extractor hood, integrated fridge and freezer, integrated Neff dishwasher. Double radiator, polished ceramic tiled floor.

**UTILITY ROOM** 9' 9" x 7' 2" (2.97m x 2.18m) Part double glazed door. Range of matching base and wall mounted units with work surface, inset stainless steel sink unit, space and plumbing for washing machine, wall mounted gas combination boiler, space for tumble dryer, double radiator, polished ceramic tiled floor.

**GROUND FLOOR SHOWER ROOM** Double glazed window to side aspect, low level w.c, pedestal wash hand basin, shower cubicle with wall mounted shower, tiled splash backs, inset spot lights, double radiator, tiled floor.

**GALLERIED LANDING** Double glazed sky light, double radiator, large walk in airing cupboard housing hot water cylinder, doors leading off.

**MASTER BEDROOM** 17' 1" x 12' 10" (5.21m x 3.91m) Double glazed sky light, range of built in wardrobes with shelving and hanging, double radiator.

**ENSUITE** Double glazed sky light, contemporary suite comprising hand basin inset to vanity unit with built in storage. Walk in tiled shower cubicle chrome shower



fitting, w.c, part tiled walls, chrome heated towel rail, tiled floor.

**BEDROOM TWO** 19' 6" x 12' 11" (5.94m x 3.94m) Sky light, double radiator.

**BEDROOM THREE** 14' 4" x 13' 1" (4.37m x 3.99m) Double glazed sky light, sloping ceilings, double radiator, two built in storage cupboards.

**BEDROOM FOUR** 9' 10" x 9' 1" (3m x 2.77m) Double glazed sky light, sloping ceilings, double radiator.

**FAMILY BATHROOM** Double glazed sky light, contemporary suite comprising twin wash basin mounted on a granite work surface with built in cupboards under and open shelving to the side, large walk in shower cubicle with inset shower, roll top bath, close coupled w.c, part tiled walls, heated towel rail.

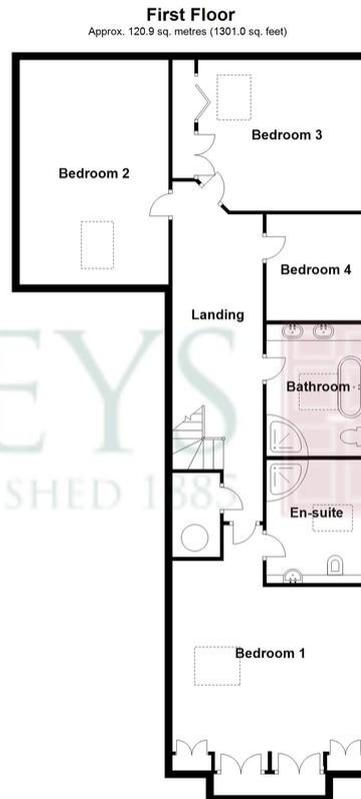
**PARKING AND GARDENS** The property is approached via a private driveway with electric five bar gate with a shingle driveway leading to a further brick weaved driveway providing off road parking for several vehicles and leading on to the single integral garage.

There are shrub borders with gated side access leading to the rear garden.

The rear garden is laid mainly to lawn with shrub borders, patio area and a brick barbecue.

**LOCATION** Over is a popular village which lies approximately 10 miles (16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 due to complete in the summer of 2020, the expectation is that residents will see better flowing traffic to the city and also benefit from the use of the additional local byroads. A short walk to the RSPB Ouse fen nature reserve for bird watching just north of the village with new parking and access to the river. Having the benefit of a local pub and hairdressers.





Total area: approx. 238.1 sq. metres (2563.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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Rainbow House, 36a King Street,  
Over, Cambridge, CB24 5PS

OIEO £650,000 Freehold

Situated within a private drive, set back from the road and enjoying a particularly private south/west facing plot.

This individual property was constructed in April 2006 by a well regarded local building firm, its interesting design provides both generous and versatile accommodation of approximately 2500 sqft.

The property is in excellent order and must be viewed to be appreciated in full. With solar panels and the possibility of an annex.



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