

ENTRANCE HALL Stairs leading to first floor, doors off to reception rooms, radiator.

LIVING ROOM 17' 4" x 10' 6" (5.28m x 3.2m) UPVC double glazed window to front, radiator, door to kitchen.

KITCHEN/DINER 20' 9" x 8' 0" (6.32m x 2.44m) UPVC double glazed window to rear and French doors to garden. Range of fully fitted wall and base units, drawers under rolled edge worktop surface over, resin sink with drainer and mixer tap, space for fridge/freezer, plumbing for washing machine, hob and built in double oven, under stairs storage cupboard, door to rear lobby and access to lift to first floor landing.

REAR LOBBY Door to wet room and door to garden.

WET ROOM Two obscured double glazed windows to side, WC, hand basin and door to utility room.

UTILITY ROOM 7' 4" x 4' 8" (2.24m x 1.42m) UPVC double glazed window to rear and side, plumbing for washing machine, tumble dryer and space for freezer.

FIRST FLOOR LANDING UPVC double glazed window to rear, radiator, airing cupboard housing boiler with shelving, loft access, control for electric lift.

BEDROOM ONE 12' 1" x 8' 11" (3.68m x 2.72m) Two UPVC double glazed windows to front, radiator.

BEDROOM TWO 10' 8" x 8' 9" (3.25m x 2.67m) UPVC double glazed window to front, radiator.

BEDROOM THREE 11' 11" x 8' 0" (3.63m x 2.44m) UPVC double glazed windows to rear, radiator, overhead storage.

BEDROOM FOUR 10' 7" x 7' 8" (3.23m x 2.34m) UPVC double glazed window to front, radiator, range of fully fitted wardrobes with shelving and hanging.

FAMILY BATHROOM UPVC double glazed window to rear, WC, hand basin, bath with tiled splashback, radiator.

PARKING AND GARDENS A paved driveway providing off road parking for up to three vehicles.



Partly laid to lawn and enclosed by fencing with various flowers and shrubs set to borders and beds, a large block paved patio area, gated side passageway leads to the front of the property, there is also a brick built workshop separated into two areas of 16' 8" x 12' 7" and 7' 5" x 12' 2" with power and light connected.



LOCATION AND FACILITIES The village of Fen Drayton lies approximately nine miles from the University City of Cambridge, for history, art and culture, restaurants and shops. Five miles from St Ives, a historic market town, and nine miles to Huntingdon train station.

The village itself is very picturesque with the High Street being the centre, home to a quaint thatched pub and a short walk to the RSPB nature reserve, Fen Drayton Lakes, well known for wetland birds. The guided bus stops within the nature reserve and takes passengers to Cambridge along what was previously the train line; this service also continues to Addenbrookes hospital and west bound to St Ives. Alongside the guided bus route is a cycle path, often used by walkers and runners alike. From the small but successful Primary school, children then progress to Swavesey Village College, rated outstanding by Ofsted.



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14 The Orchard, Fen Drayton, Cambridge,
CB24 4SN

£295,000 Freehold

A chain free, four bedroom popular ex local authority house, known for their excellent size rooms and equally impressive gardens and this is no exception. The property is situated central to this picturesque village, with a generous driveway and garden, plus a versatile brick outbuilding which lends itself to a workshop or home office.



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