

ENTRANCE HALL Stairs to first floor with half landing, two under stair storage cupboards, radiator, built in storage cupboard housing washing machine and shelving. oak flooring, doors lead to all ground floor rooms.



GROUND FLOOR CLOAKROOM Obscured double glazed window to front, wc, hand basin inset to vanity unit with wood tile effect splash back, double radiator, tiled floor.

LIVING ROOM 13' 8" x 11' 5" (4.17m x 3.48m) Double glazed French doors to garden, oak flooring, two radiators and a range of bespoke built in storage, open plan to dining room.



DINING ROOM 11' 6" x 9' 4" (3.51m x 2.84m) Double glazed French doors leading to garden, oak flooring, glazed door to kitchen.

KITCHEN 9' 8" x 9' 3" (2.95m x 2.82m) Double glazed window to front. Range of fully fitted wall and base units, drawers under, square edge work top surface over with return splash back, stainless steel sink unit with mixer tap, stainless steel oven, hob and extractor hood over with matching stainless steel splash back. Integrated dishwasher, space for fridge freezer, radiator, inset spotlights to ceiling, tiled floor, door to entrance hall.



FIRST FLOOR LANDING Doors off, loft access, airing cupboard housing boiler with shelving.

BEDROOM ONE 11' 1" x 10' 8" (3.38m x 3.25m) Double glazed window to rear, radiator, a range of built in wardrobes with shelving and hanging, inset spotlights to ceiling.

BEDROOM TWO 12' 6" x 8' 8" (3.81m x 2.64m) Double glazed window to rear, radiator, inset spotlights to ceiling.

BEDROOM THREE 10' 4" x 7' 2" (3.15m x 2.18m) Double glazed window to front, radiator, inset spotlights to ceiling.

BEDROOM FOUR 9' 7" x 5' 11" (2.92m x 1.8m) Double glazed window to front, radiator.



FAMILY BATHROOM Obscured double glazed window to side, wc, hand basin inset to built in storage cupboards with matching wall cupboards, inset spotlights to ceiling, extractor fan, P shaped bath with tiled splash back, electric shower over, radiator, tiled floor.

PARKING AND GARDENS To the front of the property is a small garden, alongside a driveway providing off road parking leads to an attached single brick built garage with up and over door, power and light connected, personal door to garden. The rear garden is mainly laid to lawn and enclosed by fencing with various flowers and mature shrubs set to borders and beds, a paved patio provides a perfect space for outdoor dining, with a bbq area and bin store. There is a further gravelled seating area at the rear of the garden. With an outside tap and access into the garage.

LOCATION Willingham is located approximately 12 miles (19.31 kilometres) north-west of Cambridge and 8.8 miles (14.16 kilometres) from St. Ives.

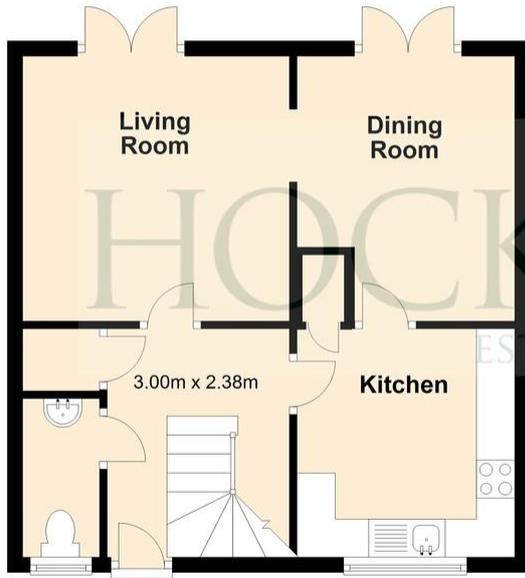
VILLAGE INFORMATION The village offers excellent access into Cambridge via the A14 and guided busway at Longstanton. The village is very well served with facilities.

There is also a recreation ground with football pitches and sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub. The local primary school is located in the village and has recently been rated as 'Good' by Ofsted making it an ideal location for a young family. In addition, the village is in the catchment area for Cottenham Village College and Sixth Form.

FACILITIES A well served village with two village stores, bakery, butcher, doctor's surgery, post office, antique and new furniture sale hall with tea rooms and newly open outdoor eatery serving tapas, artisan breads, cakes and a wide selection of gins.



Ground Floor



First Floor



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11 Balland Field, Willingham, Cambridge,
CB24 5JT

Guide Price £350,000 Freehold

A particularly well appointed four bedroom detached house, offered for sale in very good order throughout. The property has been tastefully modernised and offers the perfect accommodation for a family. Including a spacious entrance hall, living room with bespoke storage and French doors which lead to the landscaped garden. There is also a separate dining room and an attractive modern kitchen. The first floor comprises four bedrooms with a refitted family bathroom. There is also the advantage of an adjoining garage which currently is used for storage but offers scope for conversion subject to the necessary consent.



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