

**ENTRANCE HALL** Doors off, radiator.

**STUDY AREA** With power point, shelving and an inbuilt desk.

**KITCHEN** 8' 4" x 7' 10" (2.54m x 2.39m) Double glazed window to rear, range of fully fitted wall and base units with drawers under, quartz work surface over and inset stainless steel sink unit and mixer tap. Integrated dishwasher, washing machine, tumble dryer and fridge/freezer, stainless steel oven, gas hob and extractor hood over with glass splashback, wood effect flooring.

**LOUNGE/DINER** 14' 1" x 13' 3" (4.29m x 4.04m) Double glazed window to rear and door to conservatory, stairs to first floor, radiator, wood effect flooring.

**CONSERVATORY** 9' 11" x 9' 0" (3.02m x 2.74m) Brick and double glazed with tiled floor and French doors leading to the garden.

**FIRST FLOOR LANDING** Doors off, loft access and airing cupboard.

**BEDROOM ONE** 13' 0" x 10' 8" (3.96m x 3.25m) Two double glazed windows to rear, radiator, wood effect flooring.

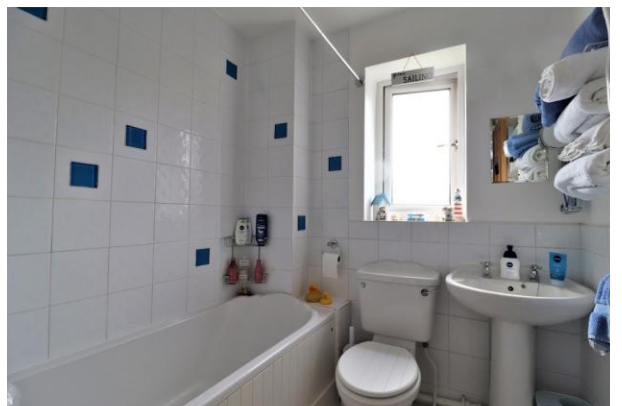
**BEDROOM TWO** 9' 5" x 7' 3" (2.87m x 2.21m) Double glazed window to front, built in wardrobe, radiator.

**BATHROOM** Obscured double glazed window to front, WC, hand basin, bath with shower over, tiled splashback, radiator, tiled floor.

**PARKINGS AND GARDENS** To the front of the property is a lawned garden, hardstanding for bins and a driveway providing off road parking.

Gated access to the rear garden which is professionally landscaped with Indian sandstone paving and raised flower beds.

Rear gated access leads to the garage which is a single brick built garage with up and over door.



**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 stationary 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.

With 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



### First Floor



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**HOCKEYS**  
ESTABLISHED 1885





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

£250,000 Freehold

A beautifully presented, modern home situated within a sought after development in Bar Hill, which is a short walk from the many and varied amenities offered within this bustling village. The property comprises a spacious entrance hall with home study area and in built work station. An attractive, high quality kitchen was installed in 2020 and includes integrated appliances. The cosy sitting room leads onto the modern conservatory, which is currently used as a dining room. French doors access the landscaped garden which is laid with Indian sandstone for low maintenance. There are two bedrooms and a modern bathroom completing the accommodation. There is parking to the front and rear of the property, with a garage also included.



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