

ENTRANCE HALL Stairs to first floor, doors to ground floor cloakroom and kitchen, built in storage cupboard, radiator, with tiled floor.

GROUND FLOOR CLOAKROOM/UTILITY 6' 10" x 5' 4" (2.08m x 1.63m) Obscured double window to front, range of base units with rolled edge worktop surface over and return splashback, integrated washing machine and cupboard housing wall mounted boiler, radiator, WC hand basin with tiled splashback, extractor fan and radiator, tiled floor.



OPEN PLAN KITCHEN/DINING/FAMILY ROOM 19' 1" x 14' 2" widens to 17' 2" (5.82m x 4.32m) **KITCHEN AREA** - Double glazed window to side. Range of fully fitted wall with underlighting and base units with drawers under, work surface over and return splashback, inset one and a half stainless steel sink unit and mixer tap. Four ring gas hob with matching extractor over, double oven and integrated fridge and freezer, dishwasher. **DINING/FAMILY AREA** - Understairs cupboard, bifolding doors leading to the garden and two double radiators, tiled floor.



FIRST FLOOR LANDING Double glazed window to front, radiator, stairs to second floor, door off.

LIVING ROOM/BEDROOM 17' 2" x 12' 1" (5.23m x 3.68m) Double glazed Juliette balcony to rear and double glazed window to side. Double radiator.

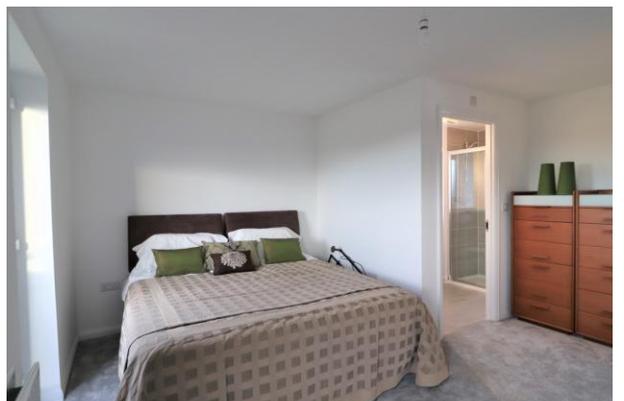


FAMILY BATHROOM Obscured double glazing to side, WC, hand basin, bath, chrome shower fitting and tiled splashback. Chrome heated towel rail, built in cupboard, tiled floor.

BEDROOM 4 6' 8" x 9' 9" (2.03m x 2.97m) Double glazed window to front, radiator.

SECOND FLOOR LANDING Built in cupboard, loft access, doors off.

BEDROOM 1 13' 8" x 9' 9" widening to 13' 11" x 13' 8" (4.17m x 2.97m) Two Juliette balconies to front, obscure double glazed window to side, built in wardrobe with shelving and hanging, ensuite shower room with WC,



hand basin, double tiled shower cubicle with chrome fitting, chrome heated towel rail, extractor fan, shaver point, tiled floor.

BEDROOM 2 9' 6" x 9' 5" (2.9m x 2.87m) Double glazed window to rear, radiator

BEDROOM 3 8' 11" x 7' 6" (2.72m x 2.29m) Double glazed window to rear, radiator



GARDENS AND PARKING To the front of the property is a landscaped garden with views over an open space. The rear garden is mainly laid to lawn and enclosed by fencing with a paved patio area, hardstanding with shed included. There is also a side gravelled area (could be covered and used as a cycle store). Gated rear access leads to the parking. A double car port with overhead storage.



LOCATION Northstowe is a newly built town situated between the villages of Longstanton and Willingham. It offers easy access to A14, M11 and A1, along with Cambridge via the guided bus way, Cambridge North and Central train stations with mainlines to London. In the neighbouring villages there are a range of local amenities such as Co op, butchers, bakers, hairdressers, pre school and take away restaurants and other small businesses. The town continues to grow with its own newly open Primary School and Secondary School, with many more facilities planned to open in the near future.



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45 Britannia Road, Northstowe,
Cambridge, CB24 1DD

£395,000 Freehold

A brand new four bedroom town house with views over open space and a short walk to the guided busway into Cambridge. The property was completed late 2019 and has not as yet been occupied, with upgraded kitchen, bathrooms and flooring, a landscaped garden and a rarely available double carport.



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