

ENTRANCE HALLWAY Double glazed external door, built in cupboard, under stairs storage area with space for tumble dryer, radiator, stairs rising to first floor, wood effect flooring, doors to lounge/diner and kitchen.

DOWNSTAIRS CLOAKROOM Double glazed window to front aspect, low level w.c, pedestal wash hand basin with tiled splash back, extractor fan, radiator.

KITCHEN 11' 9" x 9' 7" (3.60m x 2.94m) Double glazed window to front aspect, double glazed window to side aspect, range of matching base and wall mounted units, integrated dishwasher, integrated fridge/freezer, built in electric cooker with four ring gas hob and extractor hood over. Space and plumbing for integrated washing machine, cupboard housing gas boiler.

LOUNGE/DINER 21' 5" max x 15' 7" max (6.54m x 4.76m) Double glazed window to rear aspect, double glazed French doors to rear garden, two radiators, fireplace with gas connection and class one chimney with flue suitable for gas or solid fuel fire (not currently in use), smart lighting (hub needed to operate).

FIRST FLOOR LANDING Built in cupboard, airing cupboard, doors to bedrooms and bathrooms.

BEDROOM TWO 15' 3" x 10' 0" (4.66m x 3.05m) Double glazed window to front aspect overlooking paddocks, radiator, air conditioning unit.

BEDROOM THREE 11' 0" x 8' 5" (3.36m x 2.59m) Double glazed window to rear aspect, radiator.

BEDROOM FOUR 10' 2" x 8' 3" (3.11m x 2.53m) Double glazed window to rear aspect, radiator.

BATHROOM Obscured double glazed window to side aspect, three piece suite comprising low level w.c, pedestal wash hand basin with tiled splash back, panel enclosed bath with shower attachment, part tiled walls, radiator, extractor fan.

SHOWER ROOM Obscured double glazed window to front aspect, three piece suite comprising low level w.c, pedestal wash hand basin with tiled splash back, tiled shower cubicle, radiator, extractor fan.



SECOND FLOOR LANDING Triple glazed velux roof window, two built in cupboards with access to eaves storage, access hatch to loft space, door to bedroom one.

BEDROOM ONE 14' 9" x 12' 2" (4.52m x 3.72m) Four triple glazed velux windows to front and rear aspect, built in wardrobes with sliding doors, built in cupboard with access to eaves storage, radiator, air conditioning unit, smart lighting (hub needed to operate).

EN-SUITE Triple glazed velux window to side aspect, wall mounted w.c, walk in shower with rain fall shower head, storage, fully tiled, chrome heated towel rail, under floor heating.

OUTSIDE To the front of the property there is a walled front garden laid to lawn with pathway leading to the front door and rear garden. The rear garden is laid mainly to lawn with shrub and plant borders, patio area, enclosed by fencing and rear access leading to a single carport, shed and off road parking for two/three vehicles.

AGENTS NOTE There is a maintenance charge for the surrounding area of £270 per annum.





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10 Mill Road CB1 2AD
Telephone: 01223 356054
Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

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The Bumps, High Ditch Road, Fen Ditton,
Cambridge, CB5 8TE

£500,000 Freehold

A large, extended family home that offers easy travel links into Cambridge or onto the A14, with four double bedrooms two bathrooms and the master bedroom having an en-suite. This home is perfect for any growing family looking for a home for the next ten – fifteen years with an abundance of space throughout. The vendors have found their desired new home so viewings are advised or be sure to miss out!



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