

ENTRANCE PORCH Double glazed window to side with plantation shutters, door to entrance hall, tiled floor.

ENTRANCE HALL Providing access to the kitchen, living room and inner hall to bedrooms and bathroom.

KITCHEN 11' 8" x 10' 7" (3.56m x 3.23m) Double glazed window to front with plantation shutters. Range of fully fitted wall and base units in high gloss finish with extra wide, soft close drawers, work surface over and tiled splashback, led lights under wall units, inset stainless steel sink unit and mixer tap, stainless steel Smeg extra wide oven with Smeg extractor and Siemens four ring inline induction hob and tiled splashback. Integrated dishwasher, washing machine, cupboard housing boiler, with wenge Amtico flooring. Full height plantation shutters provide a flexible partition between kitchen and dining areas.

DINING ROOM 12' 1" x 8' 9" (3.68m x 2.67m) Two double glazed windows to side and skylight above with doors to second sitting room/guest bedroom and office, inset spotlights to ceiling, two flat surfaced designer radiators, wenge Amtico flooring.

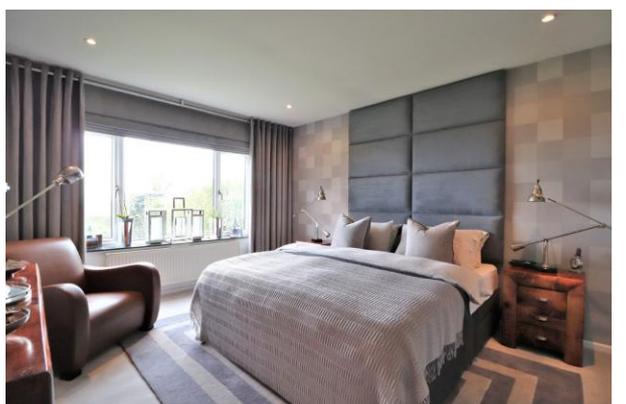
OFFICE 7' 9" x 7' 4" (2.36m x 2.24m) Double glazed French doors to the front with full height Plantation shutters and inset spotlights to ceiling, radiator.

SITTING ROOM 19' 11" x 12' 10" (6.07m x 3.91m) French doors lead to the raised, split level 25ft wide entertaining larch deck area and garden. With a coffered ceiling and a silk carpet, the attractive fireplace is a centre piece to this wonderful and light room. With a glazed internal door and two radiators.

SECOND SITTING ROOM/GUEST BEDROOM 12' 4" x 8' 10" (3.76m x 2.69m) Recently installed patio sliding doors to new larch split level 25ft wide entertaining deck, bespoke wenge media wall unit, inset spotlights to ceiling, ceiling hung voiles and curtain tracks, radiator.

INNER HALLWAY Loft access, double airing cupboard housing hot water tank and shelving, radiator.

BEDROOM ONE 14' 7" x 11' 6" (4.44m x 3.51m) Double glazed window to rear featuring fitted venetian blinds and bespoke suede roman blinds and theatre style full height and width curtains, inset spotlights to ceiling, radiator.



BEDROOM TWO 11' 9" x 9' 11" (3.58m x 3.02m) Double glazed window to front, plantation shutters, full width, floor to ceiling handleless cupboards with shelving and hanging, pendant lighting either side of bed, radiator.



BATHROOM Two obscured double glazed windows to side with plantation shutters. Comprising recently updated four piece suite with WC, hand basin, bath, quadrant shower cubicle and large marble tiles to the walls and floor, heated towel rail.



PARKING AND GARDENS Entering the property via the double timber gates, you will find a block paved driveway providing access to the garage, with an up and over door, exterior light and power connected.

To the front of the property there is a large expanse of lawn with hornbeam (beech) and box hedging.

With a professional landscaped feel, the impressive rear garden has a large, south/east aspect, raised deck with a lower deck for outdoor dining and entertaining and steps down to the lawn. Formally planted laurel, hornbeam and box hedging give a modern and symmetrical look to this low maintenance evergreen and private garden with view over Cambridge to Gog Magog Hills and Newmarket in Suffolk.



LOCATION AND FACILITIES LOCATION Dry Drayton is a pleasant, primarily residential village with a pub and within an enjoyable 5 minute cycling distance of Cambridge city centre via Madingley or by the new cycle path connecting Huntingdon Road (Oakington and the cycle/busway to the Cambridge Science Park and the new Cambridge North Railway Station). A new local road connects Dry Drayton to Huntingdon Road and Cambridge in less than 5 minutes (road due to open in 2021 will provide another route just 3.2 miles to Girton College). The village has a thriving social life (www.drydrayton.net) with local primary school and church and village pub with further facilities available in the nearby village of Bar Hill including a post office, library, superstore, service station and golf club. Hackers Fruit and Vegetable farm shop is less than a mile from the village. Impington and Comberton Village Colleges provide well-regarded Secondary State Education nearby. There is excellent access to the M11, A14 and A428, without any of them imposing on the village. Cambridge Cavendish Laboratory - 4 miles via Madingley, City Centre 5 miles, Cambridge Science Park via Oakington - 6.3 miles.



Ground Floor



IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





22 Pettitts Lane, Dry Drayton,
Cambridge, CB23 8BT

£600,000 Freehold

With far reaching views, for 15 miles, over open unspoilt countryside, this beautifully renovated property offers an exemplary interior and the landscaped, low maintenance front and rear gardens, are equally impressive. A gated entrance leads to the driveway and garage and private lawned garden with box and beech hedging. The light and spacious entrance hall leads to a high quality, white modern kitchen and separate dining room beyond which lead to a home office, third bedroom or second sitting room. There are two generously proportioned bedrooms, the master with rare unspoilt views over the south facing rear garden. The four piece bathroom suite includes marble tiles and a freestanding bath. From the elevated terrace, a perfect space for entertaining, you can enjoy views over south Cambridgeshire and Suffolk.



HOCKEYS
ESTABLISHED 1885

