

COTTAGE

RECEPTION ROOM 13' 8" x 11' 11" (4.17m x 3.63m)

Window to front, double radiator, gas fire, under stairs cupboard.

LIVING ROOM 16' 11" x 11' 1" (5.16m x 3.38m) Window to front, double radiator, gas fire, under stairs cupboard.

KITCHEN/BREAKFAST ROOM 16' 4" x 7' 10" (4.98m x 2.39m) Double glazed window to rear, range of fully fitted wall and base units, rolled edge worktops, worksurfaces over and tiled splash back. Stainless steel sink unit, space for cooker, space for fridge, radiator, door to lean to, door to utility room.

UTILITY ROOM 5' 7" x 4' 7" (1.7m x 1.4m) Window to side, space and plumbing for washing machine.

GROUND FLOOR BATHROOM Double glazed window to rear, hand basin, bath with electric shower over, radiator, tiled floor.

GROUND FLOOR CLOAKROOM Window to side, WC, radiator.

FIRST FLOOR LANDING Window to rear, two radiators.

BEDROOM 1 13' 5" x 12' 1" (4.09m x 3.68m) Window to front, radiator.

BEDROOM 2 12' 0" x 9' 3" (3.66m x 2.82m) Window to front, radiator, airing cupboard, built in cupboard.

BEDROOM 3 9' 3" x 9' 1" (2.82m x 2.77m) Window to front.

SEPARATE OFFICE AND 2 BEDROOM APARTMENT

GROUND FLOOR

OFFICE 1 9' 7" x 18' 4" (2.92m x 5.59m) Glass sliding doors leading to second office, kitchenette with range of high gloss finish wall and base units, solid butchers block Ash work surface with inset sink unit, WC, hand basin, Ash shelf and extractor fan. The office also has inset spot lights to ceiling, solid wood butchers block desk in Ash.



OFFICE TWO/GARAGE 9' 8" x 17' 5" (2.95m x 5.31m)
Inset spotlights to ceiling.

GARAGE 17' 5" x 9' 8" (5.31m x 2.95m)

STAIRS TO FIRST FLOOR APARTMENT

OPEN PLAN KITCHEN/DINING/LIVING ROOM 15' 5" x 10' 0" widens to 24'4" (4.7m x 3.05m) Kitchen area - range of fully fitted wall and base units in high gloss finish with solid wood butchers block worksurface over, one and a half sink unit with mixer tap, inbuilt oven, hob and extractor hood over, integrated dishwasher and fridge.

Living area - Velux window to front, inbuilt speaker system, inset spotlights, engineers oak flooring.

BEDROOM 1 9' 0" x 7' 5" (2.74m x 2.26m) Double glazed velux window to front, range of mirror fronted wardrobes with shelving and hanging, further built in storage, engineered oak flooring.

BEDROOM 2 9' 6" x 7' 5" (2.9m x 2.26m) Double glazed window to front, radiator, engineered oak flooring.

SHOWER ROOM Walk in shower with chrome shower fitting, glass enclosure, tiled splashback, hand basin set into vanity unit, fully tiled walls, built in storage, cupboard housing washing machine, heated towel rail.

GARDENS AND PARKING To the side of the property is a double gated driveway providing off road parking leading to the rear garden.

The rear garden is enclosed by fencing, with a hard standing for a shed/workshop. Timber workshop available subject to negotiation.

LOCATION Willingham is located approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north. Popular for both cyclist and runners, the guided busway also provides a well used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's.

FACILITIES With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill. The village is very well served with facilities including two village stores,





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41 Berrycroft, Willingham, Cambridge,
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£450,000 Freehold

****Renovation Opportunity**** A detached period home situated within a generous and central plot within this bustling village. The site has planning permission for a full renovation and extension of this existing property. Full details can be viewed on South Cambs District Council planning portal using ref; S/3522/18/FL Included in the sale is a detached newly build office, double garage and two bedroom apartment.



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