

SITTING ROOM 12' 6" x 11' 8" (3.81m x 3.56m) Double glazed window to front, brick fireplace with slate hearth and inset log burner, cupboards either side of fireplace, radiator, stairs to first floor, door to dining room and stairs to first floor.

DINING ROOM 12' 7" x 7' 7" (3.84m x 2.31m) Double glazed window to front, radiator, door to kitchen.

KITCHEN 7' 11" x 7' 1" (2.41m x 2.16m) Vaulted ceiling with double glazed velux, window and door to utility room. Range of fully fitted wall and base units, drawers under rolled edge topwork surface over and tiled splashback, stainless steel sink unit, space for cooker, radiator, quarry tiled floor.

UTILITY ROOM 7' 0" x 6' 8" (2.13m x 2.03m) Door and window to garden. Plumbing and space for washing machine and dishwasher, door to ground floor bathroom, quarry tiled floor.

GROUND FLOOR BATHROOM Obscured window to rear, WC, hand basin and bath, shower attachment over, radiator, extractor fan and shaver point, quarry tiled floor.

FIRST FLOOR LANDING Doors to bedroom one and two, radiator

BEDROOM ONE 13' 2" x 8' 9" (4.01m x 2.67m) Double glazed window to front, radiator.

BEDROOM TWO 13' 6" x 9' 3" (4.11m x 2.82m) Double glazed window to front, radiator.

PARKING AND GARDENS On street parking.

To the rear of the property is a generous back garden which has a patio area and is mainly laid to lawn and enclosed by fencing.

Brick built outbuilding 7' 8" x 6' 7" (2.34m x 2.01m) with power and light connected and wall mounted gas boiler.

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, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and a number of small businesses along its bustling High Street. There is also a recreation ground with football pitches and sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub. The local primary school is located in the village and has recently been rated as 'Good' by Ofsted making it an ideal location for a young family. In addition, the village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.



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

www.hockeys.co.uk

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 .

HOCKEYS
ESTABLISHED 1885





19 Berrycroft, Willingham, CB24 5JX

£275,000 Freehold

A chain free, two bedroom cottage positioned perfectly for the wide range of amenities offered within this bustling village. The property offers lots of potential for further development, due to the generous garden. With feature includes such as a log burning stove, kitchen with vaulted ceiling and useful brick out building.



HOCKEYS
ESTABLISHED 1885

