

Offered for sale with the advantage of no onward chain, this four bedroom detached house is tucked away within a cul de sac location and with wonderful views over a windmill. The corner plot garden offers scope for further development, subject to the necessary consent.



ENTRANCE HALL Doors leading to ground floor rooms, stairs raising to half landing and first floor, under stairs storage cupboard, cloaks cupboard, radiator.

GROUND FLOOR CLOAKROOM Obscured double glazed window to front, WC, hand basin with tiled splashback, radiator.

LIVING ROOM 13' 1" x 11' 5" (3.99m x 3.48m) Double glazed window to rear, marble hearth and mantel with space for electric fire, double radiator.



DINING ROOM 11' 5" x 9' 10" (3.48m x 3m) Double glazed patio doors to garden, double radiator.

KITCHEN 9' 8" x 9' 3" (2.95m x 2.82m) Double glazed window to front, door to side. Range of fully fitted wall and base units, drawers under rolled edge worktop surface over and tiled splashback. One and a half Franke brown composite sink unit and stainless steel mixer tap. Appliances available by separate negotiation.

FIRST FLOOR LANDING Doors off, access to partially boarded loft, airing cupboard housing hot water tank and shelving.



BEDROOM ONE 11' 1" x 10' 7" (3.38m x 3.23m) Double glazed window to rear, fitted drawer units, radiator.

BEDROOM TWO 12' 5" x 8' 8" (3.78m x 2.64m) Double glazed window to rear, radiator.

BEDROOM THREE 10' 1" x 7' 2" (3.07m x 2.18m) Double glazed window to front, radiator.

BEDROOM FOUR 9' 7" x 5' 10" (2.92m x 1.78m) Double glazed window to front, range of built in wardrobes with shelving and hanging and two large matching drawer units, radiator.



FAMILY BATHROOM Obscured double glazed window to side, WC, hand basin, bath with chrome shower fitting

and tiled splashback, shaver point, radiator.

PARKING AND GARDENS To the front of the property is a driveway providing off road parking leading to a single attached garage with up and over door and power and light connected.

Gated side access leads to the rear garden which is a corner plot and is thought to be one of the largest plots on the development, enclosed by fencing and mainly laid to lawn with paved patio, outside tap, two timber sheds, various fruit trees.

LOCATION AND FACILITIES 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. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill.

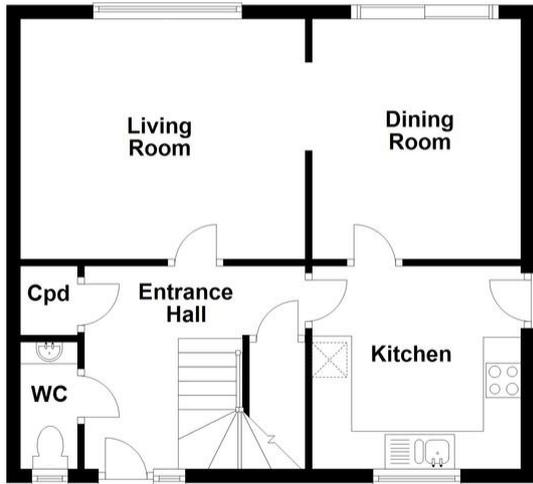
The village is very well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and a number of small businesses along its bustling High Street. There is 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.



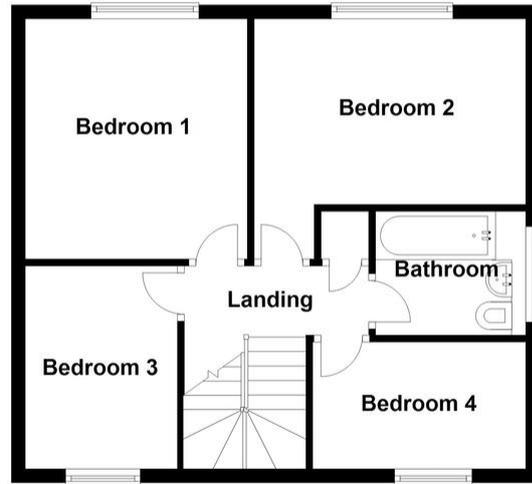
Ground Floor

Approx. 46.5 sq. metres (500.1 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 93.2 sq. metres (1002.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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 .

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73 Balland Field, Willingham, CB24 5JT

£350,000 Freehold

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