

ENTRANCE HALL Three double glazed windows to front, stairs to first floor, under stairs storage cupboard, radiator.

LIVING ROOM 14' 4" x 11' 10" (4.37m x 3.61m) Double glazed sliding patio doors to conservatory, log burning stove inset to fireplace, radiator.

KITCHEN/DINER

KITCHEN AREA 10' 3" x 8' 8" (3.12m x 2.64m) Double glazed window to front. Range of fully fitted wall and base units, drawers under rolled edge worktop surface over with tiled splashback, stainless steel sink unit and mixer tap, stainless steel oven and hob, extractor hood over, plumbing and space for washing machine and washing machine, space for fridge/freezer, tiled floor.



DINING AREA 11' 9" x 10' 2" (3.58m x 3.1m) Double glazed window to rear, double radiator, glazed door leads to sitting room.



GROUND FLOOR CLOAKROOM WC, hand basin, tiled splashback, extractor fan, radiator.

REAR HALL Doors to garage, ground floor cloakroom and study.

STUDY 10' 3" x 7' 0" (3.12m x 2.13m) Double glazed window to rear, radiator.



CONSERVATORY 19' 11" x 7' 2" (6.07m x 2.18m) Double glazed and brick built, French doors to garden, radiator.

FIRST FLOOR LANDING Airing cupboard housing hot water tank and shelving.

BEDROOM ONE 15' 7" x 10' 3" (4.75m x 3.12m) Double glazed window to rear. Radiator. Door to en suite.



ENSUITE SHOWER ROOM Obscured double glazed window to front, WC, hand basin, tiled shower cubicle with electric shower, extractor fan, radiator.

BEDROOM TWO 10' 11" x 10' 10" (3.33m x 3.3m) Double glazed window to rear, double built in wardrobe with shelving and hanging, radiator.

BEDROOM THREE 11' 4" x 9' 10" (3.45m x 3m) Double glazed window to rear, built in wardrobe with shelving and hanging, radiator.

FAMILY BATHROOM Obscured double glazed window to front, WC, hand basin, combination bath and shower with electric shower fitting, tiled splashback, chrome heated towel rail.



PARKING AND GARDENS To the front of the property is a lawned garden and driveway providing off road parking leading to a garage (16' 2" x 10' 5") with double timber doors and space for tumble dryer and extra fridge.

Gated access leads to the rear garden which is mainly laid to lawn, enclosed by fencing with various flowers and shrubs set to borders and beds, paved patio area, brick built bbq and timber shed.

LOCATION AND FACILITIES Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles the A14 and 5 miles from the M11. There is a good community spirit within the village which holds various events including a local market and summer fayre. You can also find regular events and classes at the primary school or Northstowe Secondary School and regular sports events are held at the recreation ground and The Pavilion. Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose built town of Northstowe that is currently in development.



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

www.hockeys.co.uk

HOCKEYS
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14 Thornhill Place, Longstanton,
Cambridge, CB24 3EE

£350,000 Freehold

Situated within a sought after ex MOD development, central to the village and its wide range of amenities. This particularly spacious three bedroom semi has been extended to provide versatile and generous accommodation perfect for a family. There is a living room with log burning stove, open plan kitchen/dining room, a useful home office and a conservatory extends across the rear of the property. With a ground floor wc and rear lobby which provides access to the integral garage. The first floor comprises three doubles bedrooms, en suite to master and a family bathroom. To the front of the property is a lawned garden and driveway, the rear garden is private and south facing.

