

## ENTRANCE DOOR LEADING TO KITCHEN/DINER

**KITCHEN/DINER** 14' 10" x 13' 11" (4.52m x 4.24m)

Double glazed window to front, range of fully fitted wall and base units with drawers under rolled edge worktop surface over, tiled splashback, stainless steel sink unit and mixer tap, built in oven, hob and extractor fan over, space and plumbing for washing machine, wall mounted gas boiler, steps down to living room, .stairs to first floor, radiator.



**LIVING ROOM** 13' 11" x 12' 1" (4.24m x 3.68m) Double glazed window to rear and sliding patio doors to garden, under stairs storage cupboard, second built in cupboard, radiator.

**FIRST FLOOR LANDING** Doors to Bedroom One and bathroom, airing cupboard with shelving.

**BEDROOM ONE** 13' 11" x 9' 1" (4.24m x 2.77m) Two double glazed windows to rear, radiator.

**BATHROOM** Hand basin, bath, fully tiled walls, chrome shower fitting, wall mounted heater.

**STEPS TO UPPER LANDING** Double glazed window to rear, doors to Bedrooms Two and Three, built in cupboard.

**BEDROOM TWO** 11' 3" x 6' 10" (3.43m x 2.08m) Double glazed window to front, electric wall heater.

**BEDROOM THREE** 11' 3" x 6' 9" (3.43m x 2.06m) Double glazed window to rear, wall mounted heater.

**SEPARATE CLOAKROOM** Double glazed window to rear, WC, hand basin, half tiled walls.

**PARKING AND GARDENS** To the front of the property is a gated, lawned garden.

Rear garden is mainly laid to lawn and enclosed by fencing, patio area.

Single brick built garage with up and over door and parking to the front.

**LOCATION** Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of



St.Ives. Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village will benefit from better access to Cambridge, A1, A428 and M11. With cycle paths into Cambridge and pedestrian/cycle paths connecting Bar Hill to Longstanton, which neighbours Northstowe where you can travel on the guided busway heading to St Ives and Cambridge, the Science Park and Addenbrooke's Hospital.

**FACILITIES** The village offers a collection of shops with most located within The Mall and comprises a Next store, Costa Coffee, fish and chip shop, Bookers wholesale and Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions. The village has a wonderful community spirit, is diverse and offers lots to do for people of all ages, with a community centre popular for groups to hold meetings, a library with post office counter. Other facilities include a public house, doctors surgery, dentist, an 18 hole golf course, hotel and spa with swimming pool and gym, park, village green and social club. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.



23 Church Street Willingham CB24 5HS  
Telephone: 01954 260940  
Email: [jeremy.t@hockeys.co.uk](mailto:jeremy.t@hockeys.co.uk)

[www.hockeys.co.uk](http://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





20 Otter Close, Bar Hill, CB23 8EA

£225,000 Freehold

A chain free, three bedroom home situated within a short walk to the wide and varied range of amenities offered within this sought after village.



**HOCKEYS**  
ESTABLISHED 1885

