

ENTRANCE PORCH Double glazed door, door to lounge/diner.

LOUNGE/DINER 17' 11" x 13' 0" (5.46m x 3.96m)
Double glazed window to front, stairs to first floor, radiator, under stairs cupboard and shelving, door to kitchen/diner.

KITCHEN/DINER 17' 11" x 13' 0" (5.46m x 3.96m)
Double glazed window to rear, door to conservatory, range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback, inset stainless steel sink unit, plumbing and space for washing machine, dishwasher and cooker, space for fridge/freezer, radiator.

CONSERVATORY 13' 3" x 8' 6" (4.04m x 2.59m)
Double glazed with French doors that lead out to the rear garden.

FIRST FLOOR LANDING Loft access which is partially boarded, doors off, airing cupboard housing boiler and shelving.

BEDROOM ONE 13' 0" x 11' 0" (3.96m x 3.35m)
Double glazed window to rear, radiator.

BEDROOM TWO 12' 9" narrows to 9.11 x 6' 4" (3.89m x 1.93m)
Double glazed window to front, radiator.

BEDROOM THREE 9' 11" x 6' 5" (3.02m x 1.96m)
Double glazed window to front, radiator.

FAMILY BATHROOM WC, hand basin, bath with electric shower over and tiled splashback, wall mounted mirror fronted bathroom cabinet, radiator.

PARKING AND GARDENS Gravelled front garden.

Rear garden is mainly laid to lawn, 'L' shaped and enclosed for fencing and hedging, paved patio area, gated access leads to a single brick built garage with power and light connected and double car port.



LOCATION AND FACILITIES

Over is a popular village which lies approximately 10 miles (16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 now completed, the expectation is that residents will see better flowing traffic to the city, and benefit from the use of the additional local byroads. A short walk to the RSPB Ouse fen nature reserve for bird watching just north of the village with new parking and access to the river.

Stops for the guided bus are located in Longstanton and approximately one mile away in neighbouring Swavesey, parallel to the busway is a cycle path which is also popular for runners and walkers. The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events.

The village green is the perfect place to watch a cricket match, walk the dog or play football. There are two preschools, a successful primary school and is in catchment for Swavesey Village College, which was rated in 2020 as outstanding by Ofsted. Along the High Street is a convenience store and village garage, a pub and hairdressers with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham. Wonderful walks can be enjoyed in the outlining countryside including the orchards, the fen or along chain road to the river Ouse.



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8 Websters Way, Over, Cambridge, CB24
5QB

£255,000 Freehold

A chain free and well presented, three bedroom home. Situated in the heart of this ever popular village and offering excellent value for money, with both a modern kitchen and bathroom and a particularly large garden with garage and double car port.



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