

ENTRANCE HALL Stairs to first floor, doors off, glass brick wall, radiator, tiled floor.

STUDY 9' 9" x 8' 3" (2.97m x 2.51m) Double glazed window to front, stripped wood floors, radiator.

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

OPEN PLAN KITCHEN/DINING ROOM 17' 11" x 7' 10" widening to 15' 2" (5.46m x 2.39m) Sliding patio doors to garden, range of fully fitted wall and base units with drawers under and rolled edge worktop surface over with tiled splashback, sink unit with mixer tap, plumbing and space for dishwasher, space for fridge/freezer, space for range cooker (by separate negotiation) with three ovens and grill, four ring gas hob, griddle and wok burner with built in extractor hood over, under stairs storage.

UTILITY ROOM 7' 7" x 5' 2" (2.31m x 1.57m) Plumbing and space for washing machine and space for tumble dryer, range of fully fitted wall and base units with drawers under and rolled edge worktop surface over and tiled splashback, stainless steel sink unit with mixer tap.

FIRST FLOOR LANDING Storage, stairs to second floor.

LIVING ROOM 18' 0" x 9' 5" (5.49m x 2.87m) Two double glazed windows to rear, double radiator.

BEDROOM ONE 12' 0" x 11' 10" (3.66m x 3.61m) Double glazed window to front, double built in wardrobe with shelving and hanging, radiator.

ENSUITE SHOWER ROOM Obscured double glazed window to front, WC, hand basin set into vanity unit with fully tiled walls, corner quadrant shower cubicle with static shower, chrome heated towel rail, inset spotlights to ceiling, tiled floor.

SECOND FLOOR LANDING Doors off.

BEDROOM TWO 11' 7" x 8' 5" (3.53m x 2.57m) Double glazed window to front, radiator.

BEDROOM THREE 9' 5" x 8' 5" (2.87m x 2.57m) Double glazed window to rear, radiator.



BEDROOM FOUR 11' 0" x 8' 6" (3.35m x 2.59m) Double glazed window to rear, radiator.

BATHROOM Double glazed window to front, WC, hand basin with mirror, 'P' shaped bath with electric shower over, glass panel door, tiled splashback, shaver point, chrome heated towel rail.

PARKING AND GARDENS To the front of the property is a driveway providing off road parking.

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

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.



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14 Almond Grove, Bar Hill, Cambridge,
CB23 8DU

£310,000 Freehold

A short walk to the wide and varied range of amenities offered within this bustling village, just five miles from Cambridge and within catchment for the outstanding Swavesey Village College. This versatile, four bedroom town house provided a modern layout with its open plan kitchen dining room which leads to the low maintenance garden. There is also a ground floor study and wc. The first floor includes a spacious living room and master bedroom with a refitted en suite. The second floor comprises three further bedrooms and a recently refitted family bathroom.



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