

ENTRANCE HALL Stairs to first floor, radiator, doors off.

LIVING ROOM 19' 8" x 10' 10" (5.99m x 3.3m) Double glazed box bay window to front, two radiators, French doors to garden.

DINING ROOM 12' 9" x 9' 8" (3.89m x 2.95m) Double glazed box bay window to front, radiator.

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

KITCHEN 13' 5" x 9' 4" (4.09m x 2.84m) Double glazed window to rear and door to garden. Range of fully fitted wall and base units with drawers under rolled edge worktop surface over and tiled splashback, stainless steel one and a half sink unit and mixer tap, plumbing and space for washing machine, dishwasher, built in oven, hob and extractor hood over with a space for fridge/freezer, space for tumble dryer, radiator, under stairs storage cupboard, shelving, tiled floor.

FIRST FLOOR LANDING Double glazed window to rear, radiator, doors off.

BEDROOM ONE 15' 4" x 10' 8" (4.67m x 3.25m) Double glazed window to front, radiator, inset spotlights to ceiling, range of fitted wardrobes and overhead storage, two double built in wardrobes with shelving and hanging.

ENSUITE SHOWER ROOM Obscured double glazed window to front, WC, corner quadrant tiled shower cubicle with chrome shower fitting, hand basin inset to vanity unit, two drawers, fully tiled walls, chrome heated towel rail, inset spotlights to ceiling, extractor fan.

BEDROOM TWO 13' 6" x 9' 3" (4.11m x 2.82m) Double glazed window to front, radiator, airing cupboard housing hot water tank and shelving, loft access, fully boarded with pull down ladder.

BEDROOM THREE 8' 2" x 7' 11" (2.49m x 2.41m) Double glazed window to rear, radiator.



FAMILY BATHROOM Obscured double glazed window to rear, WC, hand basin inset to vanity unit with storage and built in cupboard, bath with shower attachment over, extractor fan, chrome heated towel rail.

PARKING AND GARDENS To the front of the property is a landscaped garden mainly laid to lawn enclosed by picket fencing with hedging to the boundary.

The driveway provides off road parking and leads to single brick built garage with up and over door which is partly converted with storage to the front and the rear is now an office which is insulated and has power and light connected, electric heater, UPVC double glazed door to garden (11'5" x 8'1").

The rear garden has a natural slate patio and is mainly laid to lawn enclosed by fencing, outside tap.

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.



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

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





16 Duddle Drive, Longstanton,
Cambridge, CB24 3UP

£340,000 Freehold

A beautifully presented and spacious, three bedroom semi detached house. The property is situated within a sought after development, in the heart of the village of Longstanton, a short walk to the many amenities offered. The property comprises a generous entrance hall with ground floor wc, living room with bay window and French doors leading to the low maintenance garden. There is an updated kitchen with pantry and separate dining room also with bay window. The first floor comprises a particularly good size master bedroom with build in wardrobes and refitted shower room, two further double bedrooms and family bathroom. The garage has been converted to a useful study/gym and a driveway provides off road parking for two vehicles.



HOCKEYS
ESTABLISHED 1885

