

**ENTRANCE HALL** Stairs to first floor, doors off, radiator, engineered oak floor.



**KITCHEN** 12' 8" x 7' 10" (3.86m x 2.39m) Double glazed window to rear, range of fully fitted wall and base units with drawers under and granite work surface over with one and a half stainless steel sink unit and mixer tap, integrated fridge and freezer, dishwasher and washing machine, cupboard housing wall mounted boiler, built in stainless steel oven, five ring gas hob and extractor hood over, double radiator, breakfast bar, travertine tiled floor.

**GROUND FLOOR CLOAKROOM** Double glazed window to front, WC, hand basin, tiled splashback, radiator, engineered oak floor.

**SITTING ROOM** 15' 8" x 10' 9" (4.78m x 3.28m) Double glazed French doors leading to garden, open fire with marble surround and timber hearth, engineered oak flooring.



**DINING ROOM** 9' 1" x 8' 9" (2.77m x 2.67m) double glazed window to front, radiator, engineered oak floor.

**FIRST FLOOR GALLERIED LANDING** Double glazed window to front, doors off, loft access, airing cupboard housing hot water tank, radiator.

**BEDROOM ONE** 14' 8" x 8' 9" widening to 13'0 (4.47m x 2.67m) Double glazed window to front, range of built in wardrobes with shelving and hanging, chest of drawers, side drawer unit, double radiator.



**ENSUITE SHOWER ROOM** WC, hand basin, tiled double shower cubicle with electric shower, radiator, tiled floor.

**BEDROOM TWO** 12' 11" x 8' 8" (3.94m x 2.64m) Double glazed window to rear, radiator.

**BEDROOM THREE** 9' 2" x 6' 9" (2.79m x 2.06m) Double glazed window to front, radiator.

**FIRST FLOOR BATHROOM** Obscured double glazed window to front, WC, hand basin, bath with chrome shower fitting over, tiled splashback, radiator, extractor fan, tiled floor.



**OUTSIDE** To the front, there is a double garage with

vaulted ceiling, lighting and barn style doors. Next to this there is a further single garage which has been partitioned and would convert easily into an office, with wood flooring, power and a sky light as well as an additional off road parking space.

The front garden is mainly laid to lawn.

The rear garden is laid to lawn with a patio area accessed from the lounge. To the back there is rear decking the full width across, bordering on to the pond.

**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 from 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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8 Brewers Close, Longstanton,  
Cambridge, CB24 3BY

Freehold

With garden views over looking a picturesque pond, this modern three bedroom home offers fully updated accommodation in a quiet cul-de-sac location. Built on the grounds of a Victorian farm house, the property benefits from a refitted kitchen & bathroom, and lounge with fireplace and French doors opening to the garden. Outside there is a converted piggery used as a double garage with vaulted ceiling, with a further single garage adjacent.



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