

ENTRANCE PORCH Double glazed external door, internal door to entrance hallway.

ENTRANCE HALLWAY Obscured double glazed window to front, under stairs storage cupboard, radiator, solid wood parquet flooring, doors off to all rooms.

DOWNSTAIRS CLOAKROOM Obscured double glazed window to side aspect, w.c, wash hand basin with wall mounted mirror, radiator, tiled floor.

UTILITY ROOM Double glazed door and window to side and door to garden. Range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash back. Stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer and tumble dryer, oil fired boiler, radiator, tiled floor.

KITCHEN/BREAKFAST ROOM 18' 3" x 18' 2" (5.56m x 5.54m) narrows to 14.5 ft Double glazed windows to front and rear aspect, door to garage. Range of fully fitted wall and base units under rolled edge worktops, worksurfaces over and tiled splash backs. Inset stainless steel one and half bowl sink unit with mixer tap, integrated dishwasher, integrated fridge, built in stainless steel oven, integrated combination microwave/oven/grill, four ring hob and extractor hood over. Two double radiators, partial vaulted ceiling, inset spot lights to ceiling.

GARAGE Integral double garage with remote up and over door, range of fitted base units with worksurface over, electric meters consumer unit, oil tank.

DINING ROOM 11' 10" x 11' 10" (3.61m x 3.61m) Double glazed window to side, radiator, glazed double doors leading to living room.

LIVING ROOM 20' 0" x 12' 3" (6.1m x 3.73m) Double glazed windows to side and rear aspect, double glazed French doors to conservatory, electric fire, two radiators.

CONSERVATORY 19' 4" x 8' 5" (5.89m x 2.57m) Glazed construction, sliding patio doors to garden, tiled floor.

FIRST FLOOR GALLERIED LANDING Access to partially boarded loft space, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.



BEDROOM ONE 15' 8" x 9' 6" (4.78m x 2.9m) Three double glazed windows to front aspect, double glazed window to rear aspect, range of built in wardrobes with shelving and hanging, radiator, inset spot lights to ceiling, stripped wood flooring.



EN-SUITE SHOWER ROOM Two obscured double glazed windows to front aspect, tiled shower cubicle with chrome fitting, wash hand basin inset to vanity unit with tiled splash back, w.c, chrome heated towel rail, inset spot lights to ceiling, stripped wood flooring.

BEDROOM TWO 11' 8" x 10' 10" (3.56m x 3.3m) Double glazed windows to side and rear aspect, radiator.

EN-SUITE SHOWER ROOM Tiled shower cubicle with chrome fitting, wash hand basin inset to vanity unit with tiled splash back, w.c, chrome heated towel rail, inset spot lights to ceiling.



BEDROOM THREE 12' 1" x 9' 0" (3.68m x 2.74m) Double glazed window to rear aspect, radiator.

BEDROOM FOUR 10' 5" x 8' 10" (3.18m x 2.69m) Double glazed window to side aspect, radiator.

BEDROOM FIVE 10' 6" x 9' 10" (3.2m x 3m) Double glazed window to side aspect, radiator.

FAMILY BATHROOM Two obscured double glazed windows to side aspect, wash hand basin inset to base units with tiled splash back, bidet, bath with shower over and tiled splash back. Chrome heated towel rail, shaver point, extractor fan, inset spot lights to ceiling, stripped wood flooring.



SEPARATE W.C Obscured double glazed window to side aspect, w.c.

GARDENS AND PARKING Mature hedging to the front, with a driveway providing off road parking for numerous vehicles leading to the garage. Side access leads into the rear garden with paved area, archway leading to a lawned area with various flowers and shrubs set to borders and beds. Well stocked perennial borders, two apple trees, vegetable growing area and a timber summer house.





24 King Street , Rampton

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 .

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

www.hockeys.co.uk

HOCKEYS
 ESTABLISHED 1885





24 King Street, Rampton, Cambridge,
CB24 8QD

£525,000 Freehold

Offered for sale with the advantage of no onward chain, this substantial five bedroom detached home offers the perfect accommodation for a busy family. With an extended open plan kitchen/breakfast room to the front, this leads to a large, useful utility room. The spacious entrance hall provides access to a dining room which is currently used as home office, plus a comfortable sitting room which overlooks the rear garden. There are five double bedrooms, two being en suite and a family bathroom on the first floor. The property is positioned in a no through road within this sought after village, there is also an integral double garage which could easily be converted to provide additional accommodation. To the side and rear is an established garden and a conservatory runs along the rear of the property.



HOCKEYS
ESTABLISHED 1885

