

SITTING ROOM 17' 11" x 11' 11" (5.46m x 3.63m)

Entrance door leading to sitting room, double glazed window to front, two radiators, inset spotlights to ceiling, under stairs storage area and built in cupboard housing boiler. Herringbone wood effect Amtico flooring throughout.



INNER LOBBY 7' 4" x 5' 1" (2.24m x 1.55m) Double glazed entrance door, door to kitchen/dining room, herringbone wood effect Amtico flooring.

GROUND FLOOR WC/UTILITY WC, hand basin with sink unit, solid wood butchers block work surface over and inset ceramic sink with mixer tap. Inset spotlights to ceiling, extractor fan, radiator, plumbing and space for washing machine, herringbone wood effect Amtico flooring.



OPEN PLAN KITCHEN/DINING ROOM 14' 9" x 11' 10" (4.5m x 3.61m) Double glazed window to side, French doors to garden, double glazed sky light. Range of built in wall and base units with drawers under work surface over and tiled splashback. One and half stainless steel sink unit and mixer tap, built in oven with four ring hob and extractor hood over with matching stainless steel splashback. Integrated fridge and freezer, dishwasher, radiator, two sets of solid wood butchers block shelves, inset spotlights to ceiling, herringbone wood effect Amtico flooring.



FIRST FLOOR LANDING Vaulted ceiling with circular skylight, doors leading to bedrooms and bathroom.

BEDROOM ONE 12' 0" x 8' 9" (3.66m x 2.67m) Double glazed window to front, radiator, vaulted ceiling with LED spotlights.

BEDROOM TWO 12' 0" x 8' 4" (3.66m x 2.54m) Double glazed window to rear, radiator, vaulted ceiling with LED spotlights.

BATHROOM Vaulted ceiling with circular sky light. WC, hand basin inset to vanity unit with tiled splashback, combined bath and shower with chrome shower fittings and tiled splashback, LED spotlights, extractor fan, chrome heated towel rail, tiled floor.



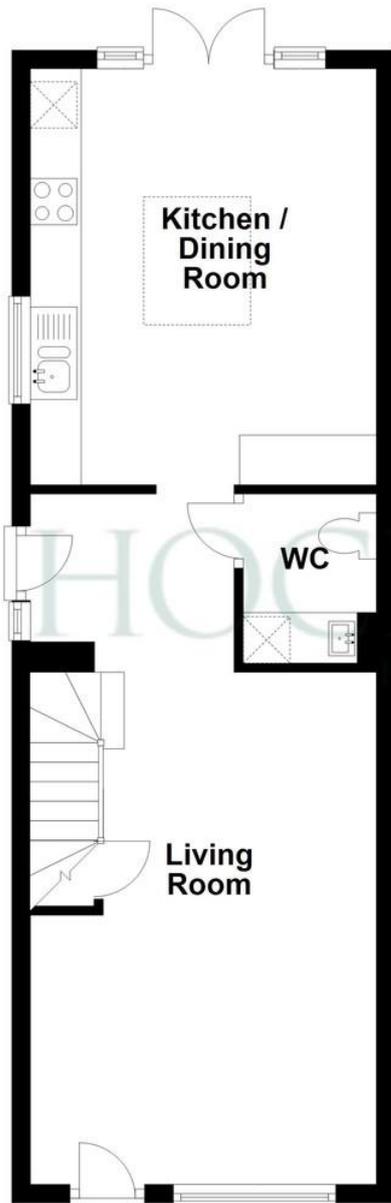
PARKING AND GARDENS Gravel driveway to the side of the property provides off road parking and leads to additional parking at the rear. Access to the large rear garden is via French door from the kitchen/dining room is a sandstone paved patio area which provides the perfect space for outdoor dining. There is a lawned area and mature trees, bin store and fencing to all boundaries.

LOCATION AND FACILITIES Willingham is located approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north. Popular for both cyclist and runners, the guided busway also provides a well used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill. The village is very well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and a number of small businesses along its bustling High Street. There is also a recreation ground with football pitches and sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub. The local primary school is located in the village and has recently been rated as 'Good' by Ofsted making it an ideal location for a young family. In addition, the village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.



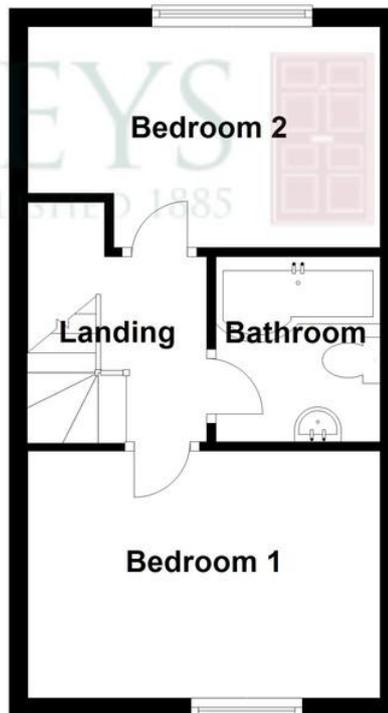
Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



First Floor

Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 71.7 sq. metres (772.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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 .

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29 Berrycroft, Willingham,
Cambridge, CB24 5JX

£320,000 Freehold

This detached two bedroom cottage has recently undergone a full renovation and extension, with a contemporary and excellent quality finish.

The accommodation includes a spacious sitting room, inner lobby with ground floor/utility room and an impressive open plan kitchen/dining room which overlooks the generous garden.

Located on the first floor which have vaulted ceilings throughout, are two double bedrooms and a modern bathroom.

Alongside the property is a gravel driveway which extends to a parking area and bin store, lawn area and large expanse of patio.

There is potential for a garage/workshop/home subject to the necessary consent.



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