

ENTRANCE HALL Doors off, stairs to first floor and radiator.

KITCHEN 11' 8" x 8' 4" (3.56m x 2.54m) Double glazed window to front, door to side. Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splashback. One and a half stainless steel sink unit and mixer tap, built-in oven, four ring gas hob with extractor hood over, plumbing and space for washing machine and dishwasher, space for fridge/freezer and airing cupboard housing Megaflow hot water cylinder.



CLOAKROOM WC, hand basin with tiled splashback and extractor fan.

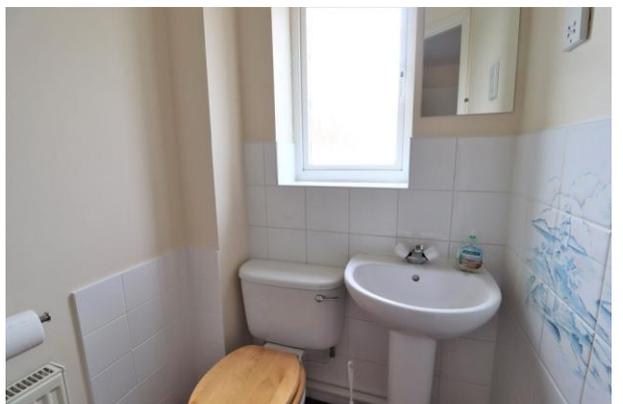
LOUNGE/DINER 20' 6" x 14' 10" (6.25m x 4.52m) Double glazed patio doors to garden and window to rear, two radiators.

FIRST FLOOR LANDING Double glazed window to side, doors off, loft access and radiator.



BEDROOM ONE 12' 4" x 11' 11" (3.76m x 3.63m) Double glazed window to front, double built-in wardrobe with shelving and hanging and radiator.

ENSUITE SHOWER ROOM Obscured double glazed window to side, WC, hand basin and tiled shower cubicle with chrome fitting, extractor fan.



BEDROOM TWO 11' 6" x 9' 9" (3.51m x 2.97m) Double glazed window to rear and radiator.

BEDROOM THREE 11' 8" x 8' 8" (3.56m x 2.64m) Double glazed window to rear and radiator.

BEDROOM FOUR 8' 1" x 7' 4" (2.46m x 2.24m) Double glazed window to rear, built-in wardrobe with shelving and radiator.

FAMILY BATHROOM Obscured double glazed window to side, WC, hand basin and bath with chrome shower fitting and tiled splashback, extractor fan, shaver point, inset spotlights to ceiling and radiator.



GARDENS AND PARKING To the front of the property is a driveway providing off road parking leading to an integral single brick built garage with up and over door, power and light connected and wall mounted gas boiler.

The rear garden is a corner plot, partially walled and enclosed by fencing, mainly laid to lawn with various flowers and shrubs set to borders and beds with paved patio, outside tap and timber shed.

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 opened in 2021, a outside eatery which specialises in tapas, also a number of small businesses are located along its bustling High Street.

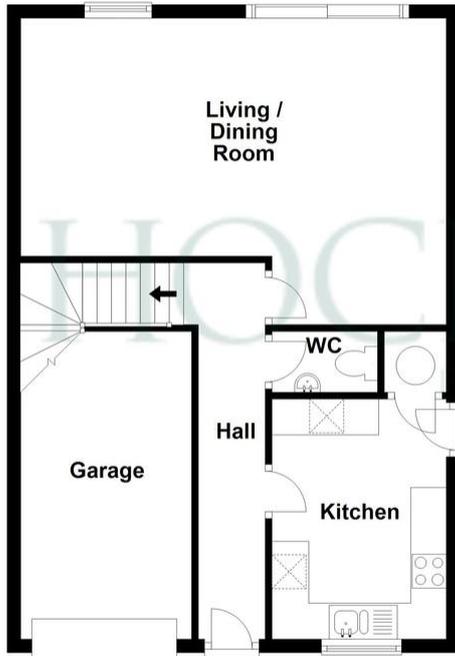
There is also a recreation ground with football pitches and sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub.

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.



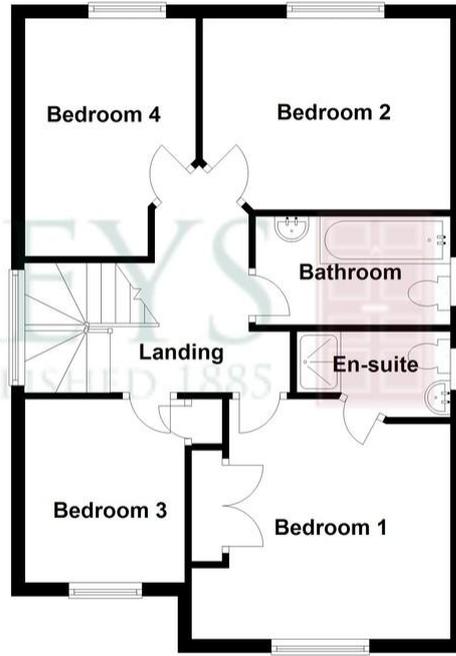
Ground Floor

Approx. 57.5 sq. metres (618.9 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



Total area: approx. 112.7 sq. metres (1213.5 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 .

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

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





75 Saxon Way, Willingham,
Cambridge, CB24 5UR

£400,000 Freehold

A chain free, four bedroom detached modern house which is situated within a popular development, central to the village and its wide range of amenities.

The accommodation comprises entrance hall, ground floor wc, kitchen and living/dining room at the rear with views over the corner plot walled garden.

There are four bedrooms, an en suite to master and family bathroom. The driveway provides off road parking for two vehicles and leads to the integral garage.



HOCKEYS
ESTABLISHED 1885

