

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

LIVING ROOM 19' 1" x 11' 11" (5.82m x 3.63m) Double glazed windows to front and rear, electric fire with marble surround and hearth, two radiators. Open plan to dining room.

DINING ROOM 10' 5" x 9' 11" (3.18m x 3.02m) Double glazed window to rear, door to conservatory, radiator.

CONSERVATORY 14' 1" x 13' 2" (4.29m x 4.01m) Brick built and double glazed with French doors leading to the garden and door to side, wall mounted heater, tiled floor.

GROUND FLOOR CLOAKROOM Obscured double glazed window to front, WC, hand basin inset to vanity unit, range of built in cupboards, fully tiled walls, wall mounted gas boiler, radiator.

KITCHEN 10' 5" x 9' 10" (3.18m x 3m) Double glazed window to rear. 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, space for cooker, plumbing and space for washing machine, radiator, door to utility room.

UTILITY ROOM 13' 3" x 6' 11" widening to 18' 11" (4.04m x 2.11m) Double glazed door to front and double glazed door and window to rear garden. Range of fitted wall and base units in high gloss finish with drawers under rolled edge worktop surface over. Stainless steel sink unit and mixer tap, plumbing and space for washing machine, tumble dryer and additional fridge and freezer, heated towel rail, radiator. Door to garage.

FIRST FLOOR LANDING Double glazed window to front of galleried landing, doors off, loft access, airing cupboard housing hot water tank and shelving, radiator.

BEDROOM ONE 14' 1" x 9' 11" (4.29m x 3.02m) Double glazed window to rear, range of built in mirror fronted wardrobes with shelving and hanging, radiator.

BEDROOM TWO 11' 11" x 8' 7" (3.63m x 2.62m) Double glazed window to front, radiator.

BEDROOM THREE 10' 6" x 9' 11" (3.2m x 3.02m) Double glazed window to rear, radiator.



BEDROOM FOUR 9' 10" x 7' 1" (3m x 2.16m) Double glazed window to rear, radiator.

FIRST FLOOR SHOWER ROOM Obscured double glazed window to side, WC, hand basin, fully tiled walls with chrome shower fitting, extractor fan, chrome heating towel rail, wall mounted heater.

GARDENS AND PARKING To the front of the property is a large expanse of block paved driveway providing access to the garage.

The front garden is lawned with various flowers and shrubs set to borders and beds.

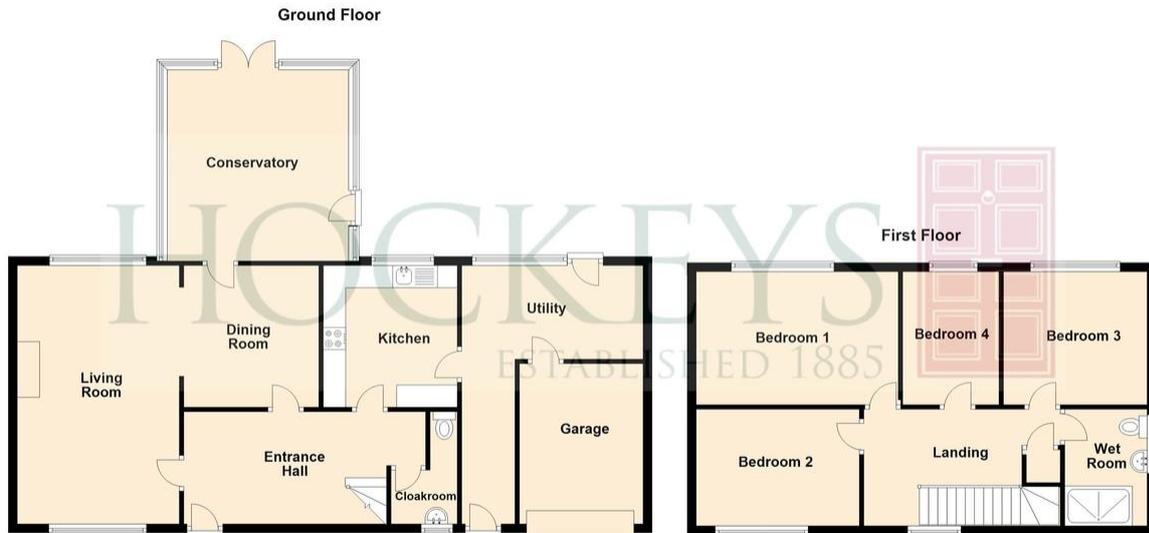
Gated side access leads to the rear garden which is enclosed by fencing, partially walled and mainly laid to lawn with various mature shrubs and trees set to borders and beds, paved patio, outside tap.

GARAGE Single, brick built integral garage with powered up and over door and power and light connected. Fuse board installed 2020.

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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34 Prentice Close, Longstanton,
Cambridge, CB24 3DY

£570,000 Freehold

Unexpectedly re-available. Situated within a particularly popular and established development, in the heart of the village.

This chain free, four bedroom family home offers scope for further development due to its fantastic, walled garden.

The property has been extended previously to provide a large utility room which adjoins the garage with powered door, to the front of the property is ample parking and the accommodation also includes a modern shower room and cloakroom.



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