

Situated within a sought-after modern development, central to the village and its wide range of amenities, the property sits within a generous corner plot garden which extends to three sides and includes a detached garage, well stocked perennial border and an expanse of lawn. This well presented family home includes a living room, separate dining room, a kitchen and separate utility room with a converted garage which now provides either a fifth ground floor bedroom or office or a further study. There are four double bedrooms on the first floor, an ensuite to the master and family bathroom. The property also includes a conservatory which over looks the south facing garden.



ENTRANCE HALL Stairs to first floor, doors off, under stairs storage cupboard, radiator, engineered Maple floor.

LIVING ROOM 16' 10" x 11' 9" (5.13m x 3.58m) Double glazed bay window to front, glazed double doors to dining room, two radiators, engineered Oak floor.



GROUND FLOOR FIFTH BEDROOM/OFFICE 9' 1" x 7' 7" (2.77m x 2.31m) Double glazed window to front, engineered Oak floor.

STUDY 8' 0" x 6' 4" (2.44m x 1.93m) Double glazed window to side, radiator.



KITCHEN 11' 5" x 11' 3" (3.48m x 3.43m) 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, built-in double oven with four ring gas hob and extractor hood over, space/plumbing for dishwasher and fridge, door to utility room, radiator.

UTILITY 8' 0" x 5' 6" (2.44m x 1.68m) Obscured double glazed window to side, door to garden, wall mounted gas boiler, range of fitted wall and floor base units, drawers under with rolled edge worktop surface over and tiled splashback, stainless steel sink unit and mixer tap, plumbing and space for washing machine and tumble dryer, space for additional fridge, door to ground floor cloakroom, radiator.

GROUND FLOOR CLOAKROOM 0' 0" x 0' 0" (0m x 0m) Obscured double glazed window to side, WC, hand basin with tiled splashback, radiator.



DINING ROOM 11' 5" x 9' 0" (3.48m x 2.74m) Double glazed patio doors to conservatory, glazed double doors leading to sitting room, radiator.

GLAZED CONSERVATORY 10' 7" x 9' 2" (3.23m x 2.79m) French doors to the garden.

FIRST FLOOR LANDING Doors off to all rooms, airing cupboard housing Megaflo hot water cylinder, loft access, radiator.

BEDROOM ONE 12' 3" x 10' 4" (3.73m x 3.15m) Double glazed window to front, two double built-in wardrobes with shelving and hanging, radiator.

ENSUITE BATHROOM Obscured double glazed window to side, WC, hand basin inset to vanity unit with tiled splashback, bath, chrome shower fitting, extractor fan, inset spotlights to ceiling, radiator.

BEDROOM TWO 9' 10" x 9' 0" (3m x 2.74m) Double glazed window to rear, double built-in wardrobe with shelving and hanging, radiator.

BEDROOM THREE 10' 5" x 8' 2" (3.18m x 2.49m) Double glazed window to rear, radiator.

BEDROOM FOUR 10' 7" x 8' 2" (3.23m x 2.49m) Double glazed window to front inset to alcove and side, radiator.

PARKING AND GARDENS To the front of the property is a driveway providing off road parking, there is also a detached garage location to the side of the property, this is currently used as storage but could house a vehicle or be used as a workshop.

A shrubbed and lawned garden leads around to the side of the property with various mature shrubs/hedging and fencing to the boundary, partially walled. Two paved patio areas, vegetable growing area and outside tap.

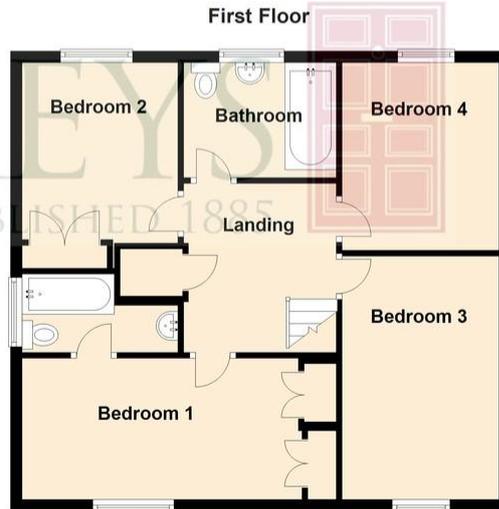
LOCATION AND FACILITIES Willingham is located approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north. Popular for both cyclist and runners, the guided busway also provides a well used cycle path parallel to the bus route.



Ground Floor



First Floor



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34 Saxon Way, Willingham,
Cambridge, CB24 5UT

£460,000 Freehold

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