

ENTRANCE HALL Stairs to first floor, radiator and wooden floor boards.

WC Window to front, low level WC and wash hand basin, wooden floor boards.

LIVING ROOM 17' 9" x 10' 9" (5.41m x 3.28m) Window to rear and sliding doors opening to the conservatory, radiator and wooden floor boards.

CONSERVATORY 15' 11" x 11' 0" (4.85m x 3.35m) French doors to the garden, radiator and tiled flooring.

KITCHEN/DINER 17' 8" x 8' 7" (5.38m x 2.62m) Two windows to side, range of high and low level cream gloss cupboard units with solid wood worktop and splashback tiling, inset Belfast sink with mixer tap, built-in oven and four ring gas hob, plumbing and space for washing machine, under stairs storage space, inset spotlights to ceiling, radiator and tiled flooring.

FIRST FLOOR LANDING Built-in cupboard, access to loft and wooden floor boards.

BEDROOM ONE 11' 2" x 10' 11" (3.4m x 3.33m) Window to rear, radiator and wooden floor boards.

BEDROOM TWO 9' 6" x 8' 7" (2.9m x 2.62m) Window to front, radiator and wooden floor boards.

BEDROOM THREE 10' 10" x 6' 8" (3.3m x 2.03m) Window to rear, radiator and wooden floor boards.

BEDROOM FOUR 8' 5" x 6' 3" (2.57m x 1.91m) Window to front, wall mounted Valliant gas combi boiler, radiator and wooden floor boards.

BATHROOM 8' 0" x 5' 5" (2.44m x 1.65m) Window to side, low level WC with dual flush, wash hand basin inset to vanity unit with mixer tap and panelled bath with hand held rainfall shower head over, mirrored bathroom cabinet, extractor fan, ceramic tiling to walls, electric under floor heating and radiator.



GARDENS AND PARKING To the front of the property there is a lawned garden.

The rear garden has a patio area and is mostly laid to slate shingle with flowers and shrubs to the borders, timber shed with power connected and rear gate leading to nearby single garage with parking space in front.

LOCATION AND FACILITIES Over is a popular village which lies approximately 10 miles (16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 now completed, the expectation is that residents will see better flowing traffic to the city, and benefit from the use of the additional local byroads.

A short walk to the RSPB Ouse fen nature reserve for bird watching just north of the village with new parking and access to the river.

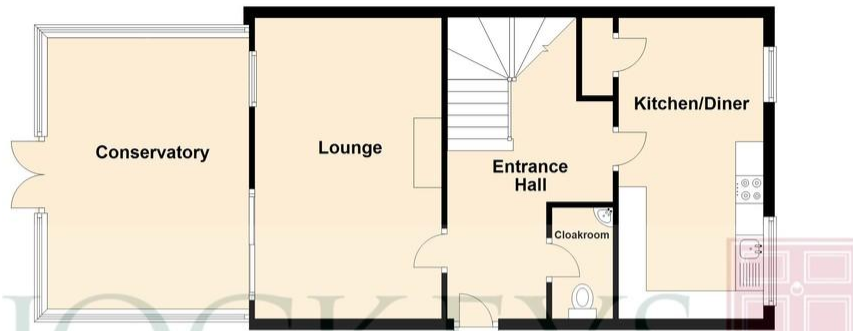
Stops for the guided bus are located in Longstanton and approximately one mile away in neighbouring Swavesey, parallel to the busway is a cycle path which is also popular for runners and walkers. The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events. The village green is the perfect place to watch a cricket match, walk the dog or play football.

There are two preschools, a successful primary school and is in catchment for Swavesey Village College, which was rated in 2020 as outstanding by Ofsted. Along the High Street is a convenience store and village garage, a pub and hairdressers with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham.

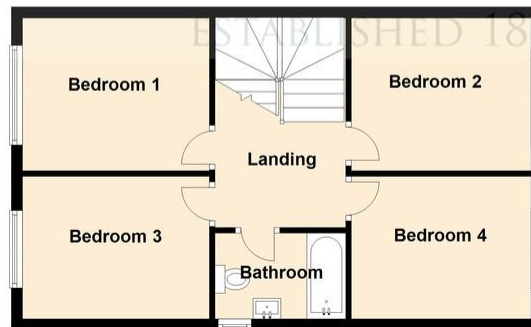
Wonderful walks can be enjoyed in the outlining countryside including the orchards, the fen or along chain road to the river Ouse.



Ground Floor



First Floor



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HOCKEYS
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85 The Doles,
Over, CB24 5QD

£330,000 Freehold

Superbly presented four bedroom house with garage and good size rear garden.

The accommodation is bright and modern having been recently redecorated and with hard flooring throughout and benefits from a contemporary bathroom, quality kitchen with solid wood worktop, and a lounge with patio doors opening to a generous conservatory.

Outside there is a low maintenance rear garden that leads to the nearby garage with parking space, with a lawned garden to the front.



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