

ENTRANCE HALL Alarm pad, stairs to first floor, doors off and door to garden, under stairs storage cupboard, radiator.

LIVING ROOM 19' 4" x 9' 3" (5.89m x 2.82m) Double glazed sash window to front, French doors to family room, gas fire with marble hearth and timber surround, inset spotlights to ceiling, two radiators.



FAMILY ROOM 11' 4" x 9' 3" (3.45m x 2.82m) Double glazed French doors to garden.

KITCHEN/DINER 19' 3" x 9' 3" (5.87m x 2.82m) Double glazed sash window to front and double glazed window to rear. Range of fully fitted wall and base units with drawers under, Corian quartz work surface over and return splashback. One and a half stainless steel sink unit and mixer tap, Bosch double oven and induction hob with built-in extractor hood over, integrated fridge and freezer, washing machine and dishwasher, inset spotlights to ceiling, radiator.



GROUND FLOOR CLOAKROOM Obscured double glazed window to rear, WC, hand basin, radiator.

GALLERIED LANDING Double glazed window to rear, airing cupboard housing hot water tank and shelving.

BEDROOM ONE 12' 0" x 9' 4" (3.66m x 2.84m) Double glazed sash window to front, range of built-in wardrobes with shelving and hanging, radiator.



ENSUITE SHOWER ROOM Obscured double glazed sash window to front, WC, hand basin inset to vanity unit, corner quadrant shower cubicle with chrome fitting and tiled splashback, inset spotlights to ceiling, extractor fan, chrome heated towel rail, tiled floor.

BEDROOM TWO 9' 7" x 9' 6" (2.92m x 2.9m) Double glazed window to rear, radiator.

BEDROOM THREE 9' 6" x 9' 4" (2.9m x 2.84m) Double glazed sash window to front, radiator.

FAMILY BATHROOM Obscured double glazed window to rear, WC, hand basin, bath with chrome shower fitting and fully tiled splashback, extractor fan, heated towel rail, inset spotlights to ceiling.



PARKING AND GARDENS To the front of the property is a small garden with railings to the boundary and gated side access to the side garden which is lawned and opens up to the rear garden.

The rear garden is mainly laid to lawn and enclosed by fencing with various mature shrubs and trees set to borders and beds, paved patio area, outside tap, hard standing for shed.

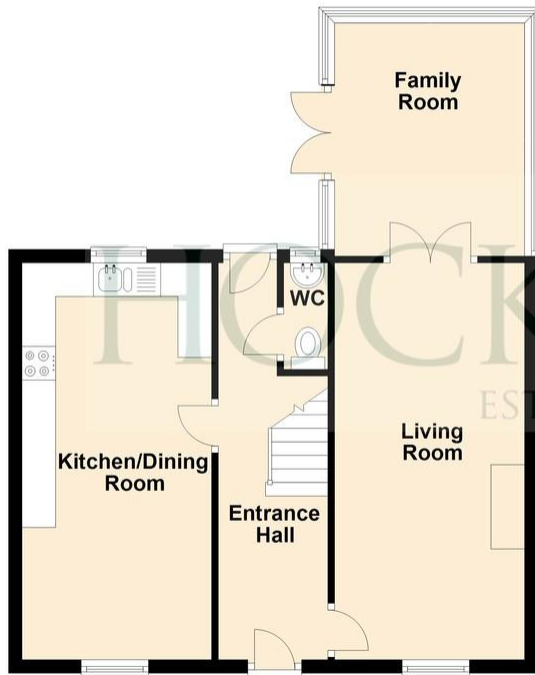
Gated access leads to a single brick built garage with up and over door and overhead storage. Private gated parking area, shared with neighbouring properties.

LOCATION 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.

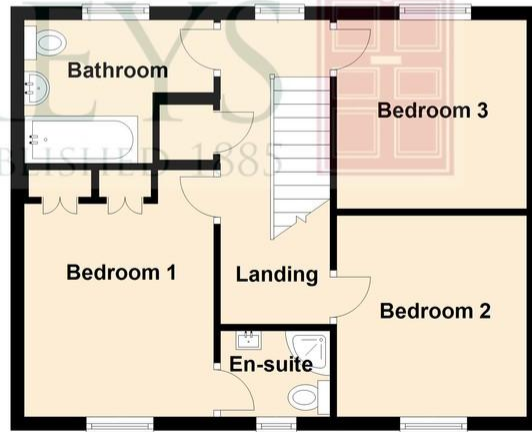
The village is very well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and opened in 2021, a outside eatery which specialises in tapas, also a 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



First Floor



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HOCKEYS
ESTABLISHED 1885





8c Green Street, Willingham,
Cambridge, CB24 5JA

£375,000 Freehold

A beautifully presented, double fronted modern home which enjoys wonderful views over the village green.

The property offers light and bright accommodation, with high ceilings and sash windows, the kitchen was refitted in 2019 and includes integrated appliances. The generous sitting room opens to a family room/office with views over the south facing, cottage style garden.

There are three double bedrooms accessed via the galleried landing, with fitted wardrobes and a modern en suite shower room to the master.

The established rear garden leads to a gated, private parking and garaging area, shared with the neighbouring properties.



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