

Overlooking a small green within this sought after development, central to the village and its wide range of amenities. The end of terrace town house offers versatile and spacious accommodation for a family, includes an attractive modern refitted kitchen with integrated appliances, oak flooring and an open plan conservatory from the living room, this makes for a perfect dining room with French doors leading to the low maintenance garden. There are four double bedrooms with built in wardrobes, a recently refitted four piece family bathroom and en suite shower to the master bedroom. The property also benefits from having a driveway and garage to the rear.



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

GROUND FLOOR CLOAKROOM Obscured double glazed window to front, WC, hand basin inset to vanity unit with tiled splashback, chrome heated towel rail, oak flooring.

KITCHEN/BREAKFAST ROOM 13' 3" x 8' 8" (4.04m x 2.64m) Double glazed window to front. Range of fully fitted wall and base units in high gloss finish with drawers under, rolled edge worktop surface over and tiled splashback. Under lighting to wall units and floor lighting. Ceramic one and a half sink unit and mixer tap, space for a range cooker (by separate negotiation) Rangemaster double oven, grill and five ring gas hob) with matching extractor with glass splashback, integrated washing machine and dishwasher, fridge and freezer, cupboard housing wall mounted boiler, tiled floor.



LIVING ROOM Open plan to conservatory/dining room, under stairs storage cupboard, two radiators, oak flooring.



CONSERVATORY 14' 4" x 8' 6" (4.37m x 2.59m) Currently used as a dining room. Brick and double glazed with French doors to garden, radiator, natural slate tiled floor.

FIRST FLOOR LANDING Doors to bedrooms two and four and family bathroom.

FAMILY BATHROOM Obscured double glazed window to rear, WC, hand basin inset to range of built-in cupboards and drawers, walking tiled shower cubicle with chrome fitting, bath with chrome shower fitting and tiled



splashback, extractor fan, shaver point, heated towel rail.

BEDROOM TWO 14' 5" x 13' 2" (4.39m x 4.01m) Double glazed window to front and French doors to Juliet balcony. Two built-in wardrobes with shelving and hanging, two radiators.

BEDROOM FOUR 14' 4" x 8' 6" (4.37m x 2.59m) Double glazed window to rear, two built-in wardrobes with shelving and hanging, radiator.

SECOND FLOOR LANDING Doors off to bedrooms one and three, airing cupboard housing hot water tank, loft access, radiator.

BEDROOM ONE 16' 2" x 13' 7" (4.93m x 4.14m) Two double glazed windows to rear, range of built-in wardrobes with shelving and hanging, radiator.

ENSUITE SHOWER ROOM WC, hand basin inset to vanity unit and tiled splashback, walk in tiled shower cubicle with chrome fitting, extractor fan, shaver point.

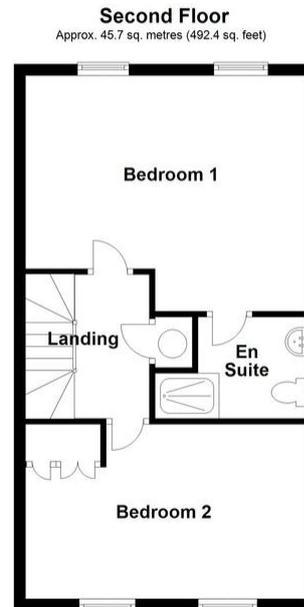
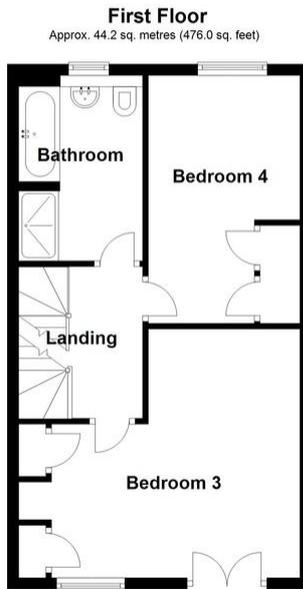
BEDROOM THREE 16' 2" x 8' 10" (4.93m x 2.69m) Two double glazed windows to front, range of built-in wardrobes with shelving and hanging, double radiator.

PARKING AND GARDENS Rear garden is paved for low maintenance and enclosed by fencing with raised flower beds. Gated access leads to the single brick built garage with up and over door with a driveway to the front.

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





Total area: approx. 145.7 sq. metres (1568.7 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





46 Bourneys Manor Close, Willingham,
Cambridge, CB24 5GX

£380,000 Freehold

Overlooking a small green within this sought after development, central to the village and its wide range of amenities. The end of terrace town house offers versatile and spacious accommodation for a family, includes an attractive modern refitted kitchen with integrated appliances, oak flooring and an open plan conservatory from the living room, this makes for a perfect dining room with French doors leading to the low maintenance garden. There are four double bedrooms with built in wardrobes, a recently refitted four piece family bathroom and en suite shower to the master bedroom. The property also benefits from having a driveway and garage to the rear.



HOCKEYS
ESTABLISHED 1885

