

STORM PORCH Leading to:

ENTRANCE HALL Door to dining room.

DINING ROOM 14' 9" x 11' 9" (4.5m x 3.58m) Double glazed window to side and double doors to garden, under stairs cupboard, double radiator, open plan to living room and door to inner hall.



LIVING ROOM 18' 7" x 12' 6" (5.66m x 3.81m) Double glazed bay window to front and window to side, gas fire with timber surround and tiled hearth, two double radiators.

INNER HALL Doors to kitchen, ground floor WC and breakfast room, utility cupboard with space and plumbing for washing machine.

GROUND FLOOR CLOAKROOM Obscured window to side, low level WC, wash basin with tiled splashback, radiator and tiled floor.



BREAKFAST ROOM 9' 0" x 8' 9" (2.74m x 2.67m) Double glazed window to rear. Range of matching wall and base units in high gloss finish with solid wood butchers block work surface over and glass return splashback, breakfast bar with further storage solid wood butchers block work surface over, double radiator and tiled floor.



KITCHEN 17' 4" x 8' 6" (5.28m x 2.59m) Two double glazed windows to side, stable door to conservatory, open plan to breakfast room. Range of fitted wall and base units in high gloss finish and solid wood butchers block work surface over and glass return splashback, inset ceramic sink with mixer tap. Rangemaster double oven, grill and warming drawer with five ring gas hob and griddle (by separate negotiation), space and plumbing for dishwasher, wall mounted gas boiler, space for American style fridge/freezer, inset spotlights to ceiling and tiled floor.

CONSERVATORY 12' 5" x 9' 8" (3.78m x 2.95m) Hardwood and brick built construction, double French doors to garden and wood flooring.

FIRST FLOOR LANDING Airing cupboard housing hot water tank and shelving, loft access, radiator and doors to:



**BEDROOM ONE** 15' 9" x 11' 4" (4.8m x 3.45m) Double glazed windows to side and front, two double built-in wardrobes and one single, radiator.

**ENSUITE** Wash basin inset to vanity unit, tiled shower cubicle with power shower and laminate flooring.

**BEDROOM TWO** 17' 11" x 8' 10" (5.46m x 2.69m) Double glazed window to side and rear, built-in wardrobes with shelving and hanging and radiator.

**BEDROOM THREE** 9' 5" x 8' 7" (2.87m x 2.62m) Double glazed window to side and radiator.

**BEDROOM FOUR** 9' 5" x 8' 7" (2.87m x 2.62m) Double glazed window to side and radiator.

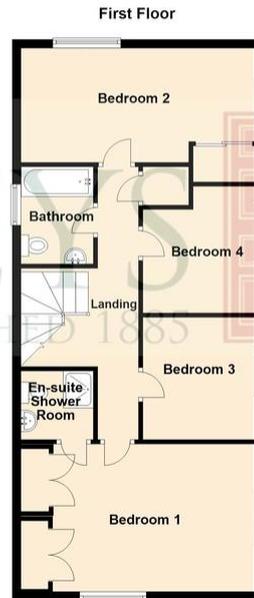
**FAMILY BATHROOM** Obscured double glazed window to side, low level WC, wash basin, bath with tiled splashback, heated towel rail.

**PARKING AND GARDENS** The front of the property comprises a lawn area with Magnolia tree, driveway providing off road parking for numerous vehicles and gated access to the rear garden. The generous side and rear gardens are enclosed by fencing, mainly laid to lawn with various flowers and shrubs set to beds and borders, at the rear of the property is a decked veranda providing a perfect area for outdoor dining.

**GARAGE** Driveway to the front providing off road parking for several vehicles, leading to a double brick built garage with up and over door with power and light, door to garden. There is also a room above the garage measuring 17' 6" x 8' 6" (5.33m x 2.59m).

**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.





**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](mailto:jeremy.t@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**HOCKEYS**  
 ESTABLISHED 1885





18 Earith Road, Willingham,  
Cambridge, CB24 5LS

£495,000 Freehold

A substantial, four bedroom family home which is situated within a beautiful and established garden.

The property has been modernised in recent years by the vendors and this includes an attractive kitchen/breakfast room with solid wood worksurfaces, modernised family bathroom and en suite to master.

There is also a utility room ground floor WC and two spacious reception rooms, the first floor accommodation includes four double bedrooms.

Outside of the property is a generous driveway and the leads to a detached double garage with a rooms above, ideal as a home.



**HOCKEYS**  
ESTABLISHED 1885

