

ENTRANCE HALL 6' 3" x 6' 0" (1.91m x 1.83m) Fully glazed to three sides with fully glazed door to hallway.

HALLWAY Airing cupboard housing hot water cylinder, access to loft - partially boarded with attached ladder and lighting, radiator.

BEDROOM ONE 14' 2" x 10' 10" (4.32m x 3.3m) Window to rear, range of fitted wardrobes with high cupboard units and radiator.

BEDROOM TWO 10' 9" x 10' 1" (3.28m x 3.07m) Window to front, fitted wardrobe and radiator.

LOUNGE/DINER 16' 2" x 10' 10" (4.93m x 3.3m) French doors to rear and window to side, gas fireplace, one radiator to lounge area and two radiators to dining area, opens into dining room.

BATHROOM Fully tiled, panelled bath, low level WC, was hand basin with vanity cupboard, extractor fan, window to front, radiator.

UTILITY ROOM 10' 1" x 4' 8" (3.07m x 1.42m) Window to front, high level cupboard units, worktop with plumbing for white goods below, radiator and tiled flooring. Opens to the shower room.

SHOWER ROOM Window to front, low level WC, wash hand basin, shower cubicle, fully tiled walls and extractor fan.

KITCHEN/DINER 15' 1" x 8' 4" (4.6m x 2.54m) French doors to the garden, range of high and low level cupboard units and oven with four ring electric hob.

SINGLE GARAGE Up and over front door, personal door to the side and light and power connected, wall mounted gas boiler.

GARDENS AND PARKING The rear garden has been landscaped with gravel borders with various flowers and shrubs, a patio, enclosed central pond feature with flowers and shrubs. To the back there is a covered, paved seating area, timber shed and greenhouse. Side access to the front.



At the front there is a lawned garden and driveway with parking for two cars.

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 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.



Floor Plan
Approx. 91.4 sq. metres (983.5 sq. feet)



Total area: approx. 91.4 sq. metres (983.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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20c Fen End, Willingham,
Cambridge, CB24 5LH

£375,000 Freehold

A detached bungalow with garage set in beautifully landscaped gardens.

The property is situated in a quiet, non-estate position in the centre of the village, set well back from the road by a generous front garden and driveway.

The accommodation benefits from a rear extension creating a lounge/diner with French doors to the garden, as well as a kitchen/breakfast room, bathroom and separate shower room, front porch and utility room.



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