

ENTRANCE HALL Obscured double glazed door to front, window to front, radiator, loft access, airing cupboard housing hot water tank and shelving.

KITCHEN 11' 9" x 7' 8" (3.58m x 2.34m) Double glazed window to front, door to side. Range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash back, pull-out larder storage unit. Granite style sink unit, breakfast bar, integrated fridge/freezer and washing machine, double oven and induction hob with angled extractor fan, wall mounted gas boiler



LIVING ROOM 17' 6" x 9' 11" (5.33m x 3.02m) Double glazed window to rear, patio doors to conservatory, radiator.

CONSERVATORY 11' 2" x 7' 11" (3.4m x 2.41m) Double glazed construction.

BEDROOM ONE 13' 3" x 9' 2" (4.04m x 2.79m) Double glazed window to rear, radiator, range of fitted wardrobes with shelving and hanging.



BEDROOM TWO 10' 2" x 8' 6" (3.1m x 2.59m) Double glazed window to front, radiator.

SHOWER ROOM Obscured double glazed window to front. WC, hand basin, walk-in shower cubicle with glass partition screen, fully tiled walls, extractor fan, radiator.

GARDENS AND PARKING A driveway provides off road parking and leads to a single brick built garage with powered roller door, power and light connected. The rear garden is mainly laid to lawn with patio area, various flowers and shrubs set to borders and beds, timber shed, gated side access and enclosed by fencing.



LOCATON AND FACILITIES Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives.



Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village will benefit from better access to Cambridge, A1, A428 and M11. With cycle paths into Cambridge and pedestrian/cycle paths connecting Bar Hill to Longstanton, which neighbours Northstowe where you can travel on the guided busway heading to St Ives and Cambridge, the Science Park and Addenbrooke's Hospital.



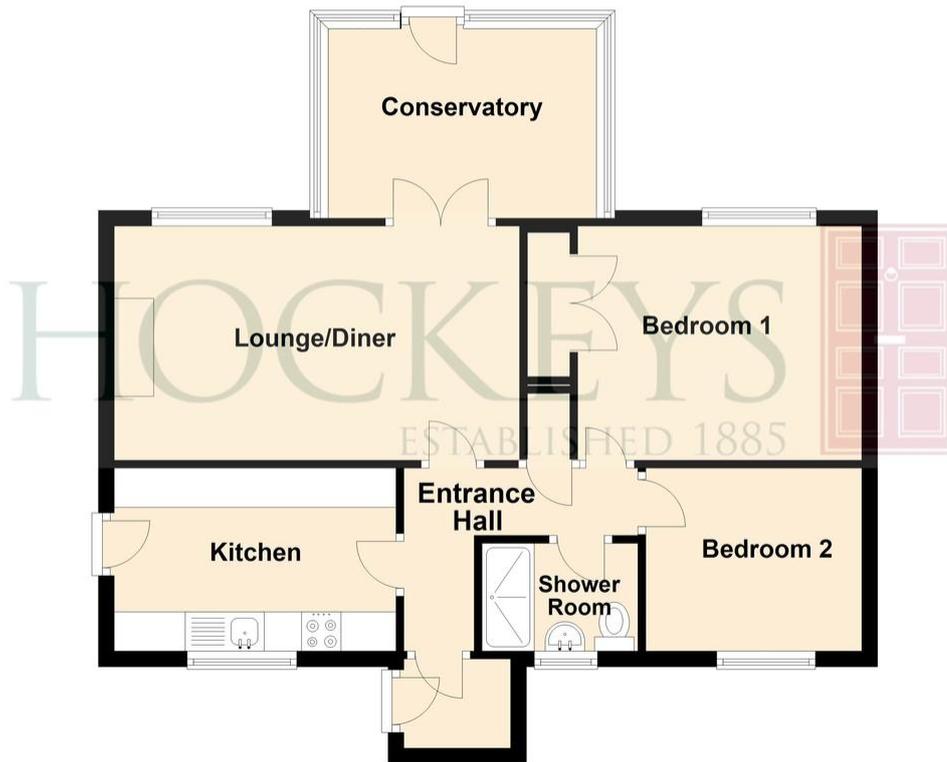
The village offers a collection of shops with most located within The Mall and comprises a Costa Coffee, fish and chip shop, Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions. The village has a wonderful community spirit, is diverse and offers lots to do for people of all ages, with a community centre popular for groups to hold meetings, a library with post office counter. Other facilities include a public house, doctor's surgery, dentist, an 18 hole golf course, hotel and spa with swimming pool and gym, park, village green and social club. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.



AGENTS NOTE The property has full planning permission granted for a two storey rear extension. Full details can be found on the South Cambs District Council planning portal, reference: 21/00751/HFUL



Ground Floor



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26 Chestnut Rise, Bar Hill,
Cambridge, CB23 8TF

£315,000 Freehold

A fully updated detached bungalow with driveway and detached garage, benefitting from planning permission for a substantial two storey rear extension.

The accommodation is stylish and contemporary with two double bedrooms, a refitted kitchen and shower room, and a generous living room opening onto a conservatory.



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