

ENTRANCE HALLWAY Obscured double glazed window to front aspect, under stairs storage cupboard housing wall mounted gas boiler, radiator, tiled floor, doors to reception rooms.

GROUND FLOOR CLOAKROOM Obscured double glazed window to front aspect, w.c, wash hand basin inset to vanity unit with half tiled walls, radiator, tiled floor.

KITCHEN/BREAKFAST 13' 6" x 9' 4" (4.11m x 2.84m) Double glazed window to front aspect. Range of fully fitted wall and base units, drawers under, rolled edge worksurfaces over and tiled splash backs. Inset one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, integrated stainless steel oven, hob and extractor hood over, tiled floor.

LOUNGE/DINER 16' 0" x 15' 9" (4.88m x 4.8m) Double glazed window to rear aspect, French doors to garden, two double radiators, stairs rising to first floor.

FIRST FLOOR LANDING Airing cupboard with shelving, loft access, doors to bedrooms and bathroom.

BEDROOM ONE 16' 1" to wardrobes x 9' 2" (4.9m x 2.79m) Double glazed window to front aspect, radiator, range of built in wardrobes with shelving and hanging.

BEDROOM TWO 10' 11" x 9' 2" (3.33m x 2.79m) Double glazed window to rear aspect, radiator, range of built in wardrobes with shelving and hanging.

BEDROOM THREE 7' 11" x 6' 2" (2.41m x 1.88m) Double glazed window to rear, radiator.

FAMILY BATHROOM Obscured double glazed window to front aspect, five piece suite comprising w.c, wash hand basin inset to vanity unit, bidet, jacuzzi corner bath, Quadrant tiled shower cubicle with chrome electric heated towel rail, extractor fan, inset spot lights to ceiling, tiled floor.



GARDENS AND PARKING To the front of the property there is a corner plot garden laid to lawn with mature shrubs and plants, enclosed by picket fencing. The rear garden is laid mainly to lawn with various flowers and shrubs set to borders and beds, timber decked area with veranda, outside tap, timber shed, gated side access and all enclosed by fencing. There is a garage en bloc with up and over door and off road parking space.



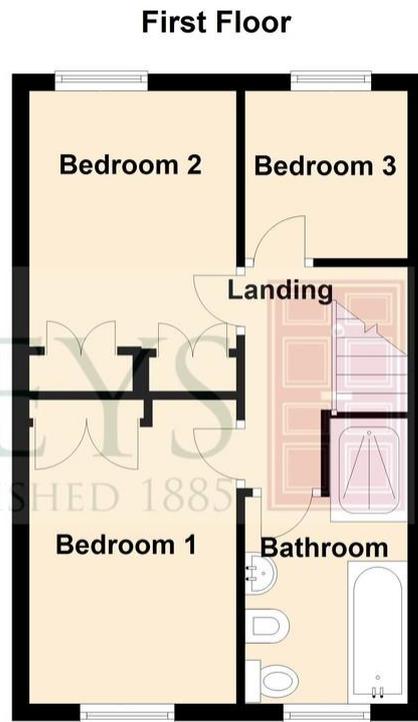
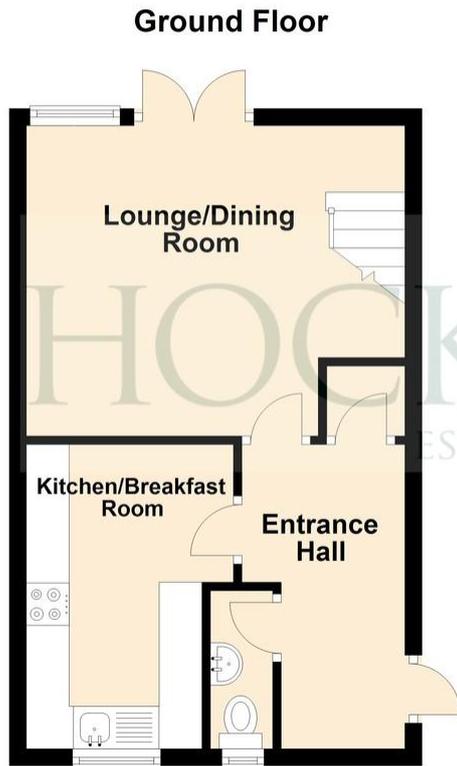
LOCATION Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives.

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.





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62 Pheasant Rise, Bar Hill,
Cambridge, CB23 8SB

£305,000 Freehold

Over looking a small green, is this extended three bedroom end of terrace house.

The property has spacious accommodation which includes a generous hallway with ground floor w,c, a modern kitchen/dining room and open plan living room with French doors which lead to the corner plot rear garden.

The first floor comprises three double bedrooms and a modern bathroom with five piece suite.

There is also the advantage of a garage, located within a nearby block.



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