

ENTRANCE HALLWAY 13' 9" x 5' 9" (4.19m x 1.75m)
Built-in shoe cupboard, radiator, stairs rising to first floor.



KITCHEN 12' 9" x 8' 8" (3.89m x 2.64m) Range of matching base and wall mounted units, worksurfaces over, inset one and half bowl stainless steel sink unit with mixer tap, built-in oven and four ring gas hob. Space and plumbing for washing machine, space for fridge, larder unit, radiator.

LIVING/DINING ROOM 21' 8" x 11' 8" (6.6m x 3.56m)
Double glazed window to front aspect, sliding patio doors to garden, two radiators, solid oak flooring.



REAR LOBBY Radiator, door to rear garden.

DOWNSTAIRS CLOAKROOM Window to rear aspect, low level w.c.

FIRST FLOOR LANDING 9' 11" x 9' 9" max (3.02m x 2.97m) Double glazed window to rear aspect, access into loft space, airing cupboard.

BEDROOM ONE 14' 6" x 7' 5" (4.42m x 2.26m) Double glazed window to front aspect, radiator.

BEDROOM TWO 11' 5" x 8' 7" (3.48m x 2.62m) Double glazed window to front aspect, radiator.

BEDROOM THREE 11' 3" x 11' 0" (3.43m x 3.35m)
Double glazed window to rear aspect, radiator.

BATHROOM Two double glazed windows to rear aspect, four piece suite comprising panel enclosed bath, shower cubicle, low level w.c, pedestal wash hand basin with mixer tap, heated towel rail, inset spot lights.



INTEGRAL GARAGE 17' 9" x 8' 7" (5.41m x 2.62m) Light and power connected, up and over door.

GARDENS AND PARKING To the front there is a garden with shingled driveway providing off road parking for two cars. The rear garden is laid mainly to lawn with flower bed borders, full width patio area and pathway leading to a hardstanding area to the rear with timber garden shed.



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.



Ground Floor



First Floor



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19 Thodays Close, Willingham,
Cambridge, CB24 5LE

£295,000 Freehold

Situated in a quiet cul-de-sac in the centre of the village, this three bedroom home benefits from fully updated and modernised accommodation throughout.

The property benefits from an open plan kitchen/diner/living room patio doors to the garden, a cloakroom, large entrance hall and integral garage.

Upstairs, there are three double bedrooms, a four piece family bathroom and a large landing.

Outside, there is driveway parking for two vehicles and a rear garden with patio.



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