

ENTRANCE HALL Glazed door and window to front, stairs to first floor, wall mounted gas boiler, radiator.

LIVING ROOM 14' 0" x 11' 11" (4.27m x 3.63m) Double glazed window to front, door to rear lobby, electric fire with tiled surround and timber hearth, radiator. Open plan to dining room.

DINING ROOM 9' 3" x 9' 2" (2.82m x 2.79m) Glazed double doors to kitchen, radiator.

KITCHEN/BREAKFAST ROOM 14' 2" x 9' 3" (4.8m x 2.82m) Double glazed velux window to vaulted ceiling, double glazed window to rear and door to garden. Range of fully fitted wall and base units with drawers under and rolled edge worktop surface over with tiled splashback, sink unit and mixer tap, plumbing and space for washing machine, space for fridge/freezer, space for range cooker, tiled floor.

REAR LOBBY Obscured double glazed window to side, under stairs storage cupboard, door to ground floor bathroom.

GROUND FLOOR BATHROOM WC, hand basin and bath, tiled shower cubicle, fully tiled walls, chrome heated towel rail, extractor fan, airing cupboard housing hot water tank and shelving, tiled floor.

STAIRS TO FIRST FLOOR LANDING Obscured double glazed window to side, doors off, loft access.

BEDROOM ONE 14' 0" x 9' 5" (4.27m x 2.87m) Three double glazed windows to front, radiator.

FIRST FLOOR WC Double glazed window to front, WC, hand basin, built-in storage cupboard.

BEDROOM TWO 11' 6" x 8' 3" (3.51m x 2.51m) Double glazed window to rear, radiator.

BEDROOM THREE 8' 10" x 8' 0" (2.69m x 2.44m) Double glazed window to rear, radiator.

GARDENS AND PARKING To the front of the property is a gravel driveway providing off road parking for numerous vehicles. Gated side access leads to the rear garden which is mainly laid to lawn and enclosed by fencing and



hedging with various flowers and shrubs set to borders and beds, paved patio area, pergola, timber shed and an outside tap.

FACILITIES AND LOCATION Over is a popular village which lies approximately 10 miles (16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 there is now the benefit of faster flowing traffic and the use of additional local byroads.

A short walk to the RSPB Ouse fen nature reserve for bird watching just north of the village with new parking and access to the river.

Stops for the guided bus are located in Longstanton and approximately one mile away in neighbouring Swavesey, parallel to the busway is a cycle path which is also popular for runners and walkers.

The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events. The village green is the perfect place to watch a cricket match, walk the dog or play football.

There are two preschools, a successful primary school and is in catchment for Swavesey Village College, which was rated in 2020 as outstanding by Ofsted.

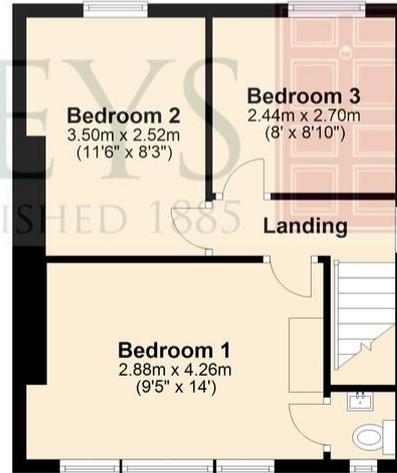
Along the High Street is a convenience store and village garage, a pub and hairdressers with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham. Wonderful walks can be enjoyed in the outlying countryside including the orchards, the fen or along chain road to the river Ouse.



Ground Floor



First Floor



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21 Glover Street, Over,
Cambridge, CB24 5PQ

Guide Price £310,000 Freehold

A chain free, extended three bedroom semi detached house situated within the centre of this sought after village, a short walk to the many amenities offered.

The accommodation comprises a cosy sitting room with separate dining room, this open to a kitchen extension with vaulted ceiling and velux windows. The ground floor bathroom has been modernised and leads from a inner lobby with under stairs cupboard. There three first floor bedrooms are all doubles and the main bedroom has an adjoining cloakroom.

There is ample parking and an established, south/east facing garden to the rear.



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