

ENTRANCE HALL Obscured double glazed window to front, storage cupboard, doors off to lounge and wc, radiator and solid wood flooring.

WC Obscured double glazed window to side, low level wc, basin with mixer tap and part tiled surround.

LOUNGE 15' 04" x 10' 11" (4.67m x 3.33m) Double glazed bay window to front, double length radiator, solid wood flooring, opening out to dining area.

DINING ROOM 13' 11" x 11' 04" (4.24m x 3.45m) Window to rear opening to utility room, stairs to first floor, understairs storage cupboard, double length radiator and solid wood flooring. Opens to kitchen.

KITCHEN 10' 10" x 10' 06" (3.3m x 3.2m) Double glazed window to rear, range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and splashback, sink unit with drainer and mixer tap, integrated dishwasher, recently replaced integrated double oven and gas hob with extractor hood over, space for fridge/freezer, cupboard housing wall mounted gas boiler, door through to utility room and tiled flooring.

UTILITY ROOM Three double glazed windows to rear, side and front to dining area, double glazed door opening to rear garden, door to kitchen, plumbing for washing machine and tiled flooring.

STAIRS TO FIRST FLOOR LANDING Loft access, airing cupboard housing hot water tank and doors off to bedrooms.

BEDROOM ONE 10' 10" x 10' 05" (3.3m x 3.18m) Double glazed window to rear and built-in wardrobe.

BEDROOM TWO 12' 06" x 7' 10" (3.81m x 2.39m) Double glazed window to front, built-in wardrobe and radiator.

BEDROOM THREE 10' 10" x 8' 11" (3.3m x 2.72m) Double glazed window to front and radiator.

BEDROOM FOUR 7' 05" x 7' 02" (2.26m x 2.18m) Double glazed window to rear and radiator.

BATHROOM Obscured double glazed window to side, 'P'



shaped panelled bath with power shower over, sink inset to vanity unit with mixer tap, low level wc, chrome heated towel rail and fully tiled floor.

GARDEN AND PARKING To the front is a raised wall with slate to flower beds and gated access to the rear.

The rear garden has a patio area with a pergola leading to a lawned area bordered with shrubs and is enclosed by fencing. Gated access to the rear and gated side access leading to the front. At the rear is a double garage with up and over door and parking in front.

LOCATION AND FACILITIES 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 now completed, the expectation is that residents will see better flowing traffic to the city, and benefit from the use of the 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.

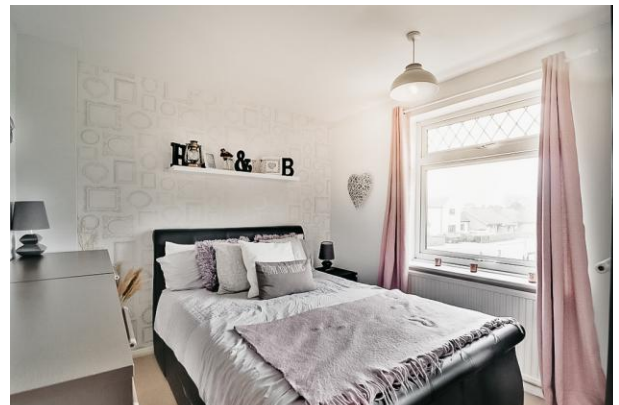
Stops for the guided bus are located in Longstanton and approximately one mile away in neighbouring Swavesey, parallel to the busway is a cycle path which is also popular for runners and walkers.

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.

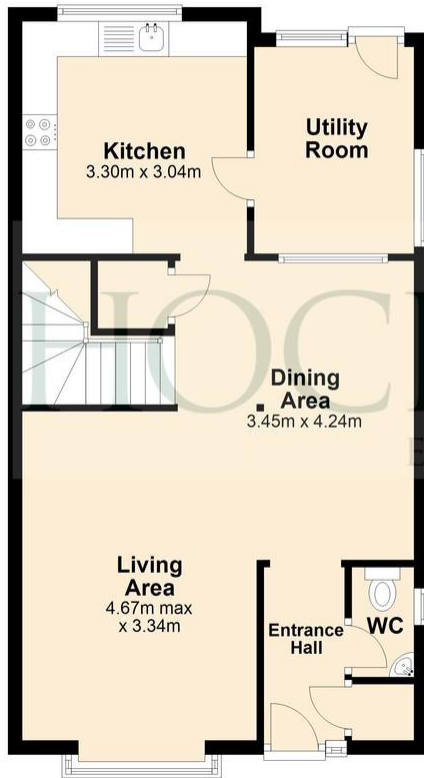
There are two preschools, a successful primary school and is in catchment for Swavesey Village College, which was rated in 2020 as outstanding by Ofsted.

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 outlining countryside including the orchards, the fen or along chain road to the river Ouse.

AGENT NOTE The seller of this property works for Hockeys Willingham.



Ground Floor



First Floor



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ESTABLISHED 1885





4 Long Furlong, Over,
Cambridge, CB24 5PG

£365,000 Freehold

A rarely available four bedroom semi detached house over looking the village green in the much requested village of Over.

At 1,143 square feet and featuring three large double bedrooms, an open plan lounge/diner, kitchen, utility room, west-facing garden and a double garage, it is a well proportioned home.



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