

**ENTRANCE HALL** Glass double glazed panelled door, doors off to living room, side passage, ground floor bedrooms and ground floor shower room, opening to kitchen/diner, under stairs storage cupboard, floor to ceiling radiators, wooden floor boards and tiled flooring.

**BEDROOM 3** 11' 11" x 11' 5" (3.64m x 3.48m) Double glazed windows to front and side, radiator and wooden floor boards.

**LIVING ROOM** 22' 2" x 11' 10" (6.77m x 3.63m) Double glazed windows to rear and side, built-in fireplace with chimney hearth, door to study/fifth bedroom, two radiators and wooden floor boards.

**STUDY/FIFTH BEDROOM** 12' 4" x 11' 7" (3.76m x 3.55m) Double glazed window to rear, double glazed French doors to side, double glazed velux window, radiator and oak engineered flooring.

**DINING AREA** 11' 10" x 9' 10" (3.63m x 3.01m) Double glazed French doors to rear garden, cupboard housing gas fired boiler unit, door to utility room, opens to kitchen.

**UTILITY ROOM** Double glazed window to side, range of wall and floor mounted base units with stainless steel sink unit and drainer, space and plumbing for washing machine, space for tumble dryer, tiled flooring throughout.

**KITCHEN/BREAKFAST AREA** 24' 5" x 8' 11" (7.45m x 2.74m) Double glazed doors to front, double glazed French doors to side, double glazed window and velux window to rear, range of wall and floor mounted oak base units with oak worktop surface over, sink unit with drainer, built-in electric double oven, 5 ring induction hob, extractor, spaces for dishwasher and American style fridge/freezer, breakfast bar, vaulted ceiling, pop-up sockets and charging points and tiled flooring with under-floor heating.

**GROUND FLOOR SHOWER ROOM** Obscured double glazed window to rear, three piece suite comprising low level wc, hand wash basin with vanity cabinet under and shower cubicle unit with rainfall shower head and fully tiled surround, extractor, half tiled surround, wall mounted heated towel rail, door off to hallway and laminated tile effect flooring.



SECOND HALLWAY Doors off to bedrooms two and four.

BEDROOM FOUR 13' 4" x 6' 11" (4.07m x 2.12m)  
Obscured double glazed window to side and radiator.

BEDROOM TWO 16' 6" x 10' 5" (5.03m x 3.20m) Double  
glazed window to front, double glazed door and window to  
side and radiator.

STAIRS TO FIRST FLOOR LANDING Doors off to  
bathroom and master bedroom.

MASTER BEDROOM 20' 5" max x 18' 4" max (6.23m x  
5.60m) Double glazed window to rear overlooking the  
large garden, four double wardrobes and two single,  
eaves storage and loft access to the front, shelved recess  
and two radiators.

BATHROOM Double glazed velux window to side, three  
piece suite comprising low level wc, hand wash basin with  
vanity cabinet under and tiled splashback and panelled  
bath with tiled surround, heated towel rail and extractor.

OUTSIDE To the front of the property is a driveway  
providing off road parking for 4/5 cars.

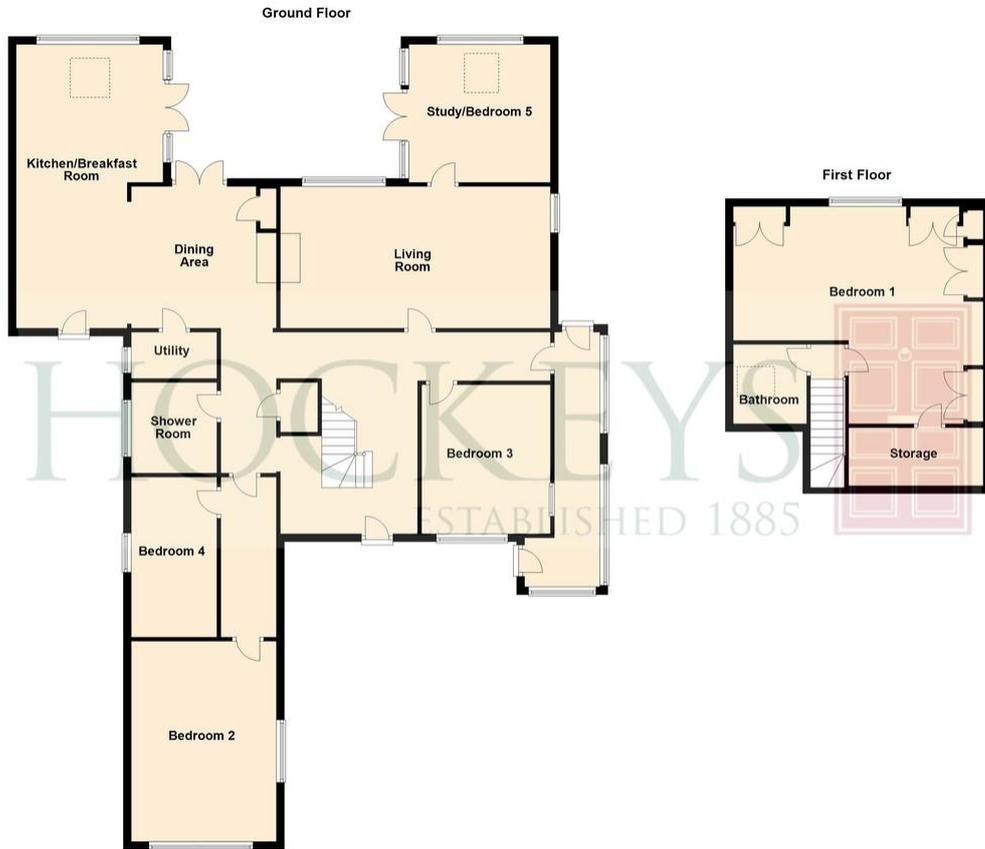
The front garden is mainly laid to lawn with shrub and  
flower bed borders, mature shrubs and trees, access to  
the front door and side passage, access to garage.

Garage has power connected, lighting and overhead  
storage.

Access to the rear of the property is via a side passage  
way with glass panelled wooden door and double glazed  
obscured windows to front and sides with a radiator and  
tiled flooring.

With 0.3 acres to the rear, the garden is mainly laid to  
lawn with a patio and a variety of mature shrubs and trees  
set to borders, cherry, plum and apple trees, brick-built  
shed, greenhouse and summerhouse with decking to  
front, outside electricity points and lighting and access to  
the side of the property and to the rear of the garage.





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**HOCKEYS**  
ESTABLISHED 1885





34 Horseheath Road, Linton,  
Cambridge, CB21 4LU

£750,000 Freehold

A beautifully presented and extended four/five bedroom detached bungalow that is situated on a plot that spans circa 0.3 acres and provides impressive space both internally and externally.

This fantastic home offers well proportioned living space along with a kitchen/diner that has been finished to a high specification throughout.



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