

ENTRANCE HALL Door to living room and ground floor cloakroom, radiator.

GROUND FLOOR CLOAKROOM Obscured double glazed window to side, WC, hand basin with tiled splash back, radiator.

LIVING ROOM 15' 11" x 10' 10" (4.85m x 3.3m) Double glazed window to front, under stairs storage cupboard, stairs to first floor, two radiators, open plan to kitchen/diner.



KITCHEN/DINER 14' 11" x 8' 0" (4.55m x 2.44m) Double glazed window to rear and French doors to garden. Range of fully fitted wall and base units with underlighting, drawers under, rolled edge worktop surface over and tiled splash back, stainless steel oven with hob and extractor hood over, integrated dishwasher, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler, radiator.



FIRST FLOOR LANDING Double glazed window to side, doors off, loft access (partially boarded), airing cupboard housing hot water tank and shelving.

BEDROOM ONE 10' 9" x 8' 8" (3.28m x 2.64m) Double glazed window to rear, radiator.

ENSUITE WC, hand basin, tiled shower cubicle with chrome fitting, chrome heated towel rail.

BEDROOM TWO 9' 6" x 8' 5" (2.9m x 2.57m) Double glazed window to front, built in wardrobe, radiator.



BEDROOM THREE 8' 2" x 6' 0" (2.49m x 1.83m) Double glazed window to rear, radiator.

BATHROOM Obscured double glazed window to front, WC, hand basin, bath with shower attachment over and tiled splash back, extractor fan, inset spotlights to ceiling, shaver point, chrome heated towel rail.

GARDENS AND PARKING To the front of the property is a lawned garden. A driveway to the side of the property offers off road parking for numerous vehicles, which leads to a single brick built garage with up and over door, power and light connection and overhead storage. Gated side access leads to the rear garden which is mainly laid to



lawn, enclosed by fencing, has a timber decked area, paved patio area and backs onto the village green.

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.

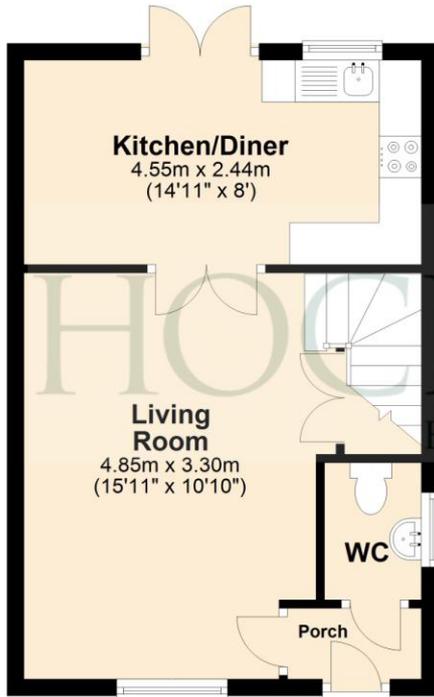
Along the High Street is a convenience store and village garage, a pub and hairdressers with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham.

Wonderful walks can be enjoyed in the outlining countryside including the orchards, the fen or along chain road to the river Ouse.



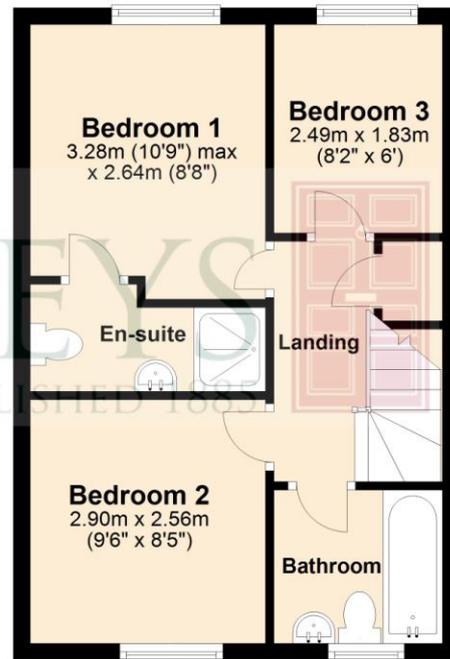
Ground Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.2 sq. feet)



Total area: approx. 68.5 sq. metres (737.3 sq. feet)

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Coxs End, Over, Cambridge, CB24 5TZ

Guide Price £305,000 Freehold

A modern, semi detached, three bedroom house situated at the end of the cul de sac in the sought after development of Cox's End and close to the wide range of amenities within this popular village.

The property itself benefits from having a kitchen/dining room with French doors leading to the garden, sizeable living room and ground floor cloakroom. The first floor has three bedrooms with an ensuite to the master and a family bathroom.

The rear garden is not overlooked and the garage and driveway runs alongside the property.



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