

**ENTRANCE HALL** Stairs to first floor, radiator, vinyl flooring.

**LIVING ROOM** 14' 3" x 12' 1" (4.36m x 3.70m) Window to front, under stairs storage cupboard, radiator, vinyl flooring.

**KITCHEN/DINER** 12' 11" x 12' 0" (3.94m x 3.68m) French doors leading to the south facing garden, range of high and low level white cupboard units, one and half sink with mixer tap, Bosch cooker, built-in four ring electric hob, built-in Indesit dishwasher, integrated fridge/freezer, radiator, vinyl flooring.

**UTILITY AREA** Worktop, plumbing and space for washing machine, cupboard housing gas boiler.

**CLOAKROOM** Low level wc and wash hand basin, extractor fan, radiator, vinyl flooring.

**FIRST FLOOR LANDING** Loft access.

**BEDROOM ONE** 9' 8" x 9' 6" (2.96m x 2.92m) Window to rear, two integrated bedside lamps with dimmer switches, built-in wardrobe, radiator.

**ENSUITE** 8' 3" x 3' 10" (2.54m x 1.18m) Window to rear, low level wc, wash hand basin with mixer tap and large shower cubicle, extractor fan, inset spotlights to ceiling, heated towel rail, tiled flooring.

**BEDROOM TWO** 10' 2" x 8' 9" (3.11m x 2.69m) Window to front, radiator.

**BEDROOM THREE** 6' 10" x 6' 5" (2.10m x 1.97m) Window to front, built-in cupboard, radiator.

**BATHROOM** 7' 7" x 5' 6" (2.33m x 1.70m) Window to side, low level wc, wash hand basin with mixer tap and panelled bath with shower over, heated towel rail, extractor fan, inset spotlights to ceiling, tiled flooring.

**GARDENS AND PARKING** A small front garden is laid to pebbles and enclosed by bushes.

To the side of the property is a driveway providing parking for three cars.



The generous, south facing rear garden is mostly laid to lawn with flowers and shrubs to borders, patio stretching down the side and timber garden shed.

The property comes with a small allotment within the Northstowe allotments, located just a two minute walk away.

The guided bus is less than a 10 minute walk from this property.

**LOCATION AND FACILITIES** Northstowe is a newly built town situated between the villages of Longstanton and Willingham, offering easy access to A14, M11 and A1, and Cambridge via the guided bus way, Cambridge North and Central train stations with mainlines to London.

In the neighbouring villages there are a range of local amenities such as Co-op, butchers, bakers, hairdressers, pre-school and take away restaurants and other small businesses.

The town continues to grow with its own newly open Primary School and Secondary School, with many more facilities planned to open in the near future.



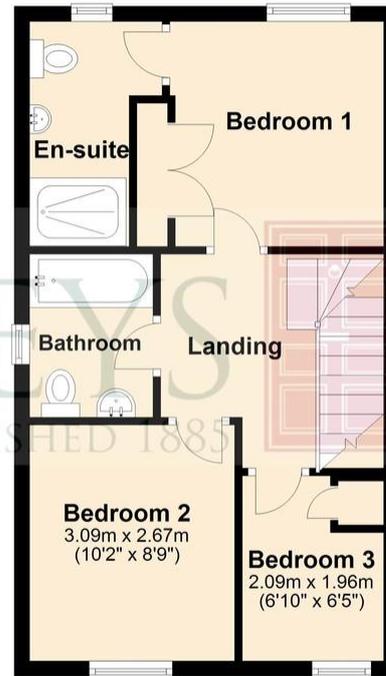
### Ground Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



### First Floor

Approx. 38.3 sq. metres (411.8 sq. feet)



Total area: approx. 78.3 sq. metres (842.4 sq. feet)

**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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7 Orchard Way, Northstowe,  
Cambridge, CB24 1AG

£360,000 Freehold

A three bedroom semi-detached house, situated within an established small estate of c.80 houses just west of Northstowe, with the added benefit of an allocated allotment just a short walk from the property.

The accommodation comprises of a lounge, kitchen with French doors to garden and a utility area, a cloakroom.

Upstairs, there are three bedrooms - master with ensuite and built-in wardrobes - and a family bathroom.

Outside, there is a good size, south-facing rear garden and driveway providing parking for up to three cars.



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