



Bourneys Manor Close, Willingham, CB24
5GX
£385,000 Freehold

HOCKEYS 
ESTABLISHED 1885

SUMMARY

A chain free, four-bedroom modern townhouse situated within a sought-after development, a short walk to the wide and varied range of amenities offered within this bustling village.

INTERIOR

A spacious entrance hall includes a ground floor wc, leading to a kitchen/breakfast room, the living room is large enough to house a dining table and includes a patio door to the garden. The first floor comprises a large bedroom to the front, third at rear with built in wardrobes and a family bathroom with four-piece suite. On the second floor is a master bedroom with en suite and generous second double.

EXTERIOR

To the front of the property is a small garden with hedging to the boundary. There is a driveway alongside which leads to a single adjoining garage with personnel door to the garden, up and over door with light and overhead storage. The rear garden is mainly laid to lawn with fencing to the boundary, includes a paved patio area and outside tap.

LOCATION

Willingham is approximately 12 miles northwest of Cambridge

KEY FEATURES

- No Chain
- Popular Development
- Semi Detached Townhouse
- Garage and Driveway Alongside
- Four Double Bedrooms
- En Suite to Master
- Four Piece Family Bathroom
- Corner Plot Garden
- Recently Decorated
- Access to Cambridge





and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north.

Popular for both cyclist and runners, the guided busway also provides a well-used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill.

The village is well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and an outside eatery which specialises in tapas, and a number of small businesses are located along its bustling High Street.

There is also a recreation ground with football pitches and sports pavilion, a community centre and social club.

The local primary school is located in the village and has recently been rated as 'Good' by Ofsted. The village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.



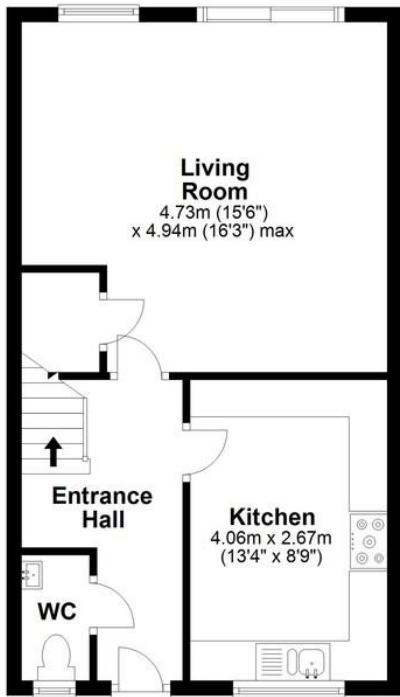
Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Street, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

www.hockeys.co.uk



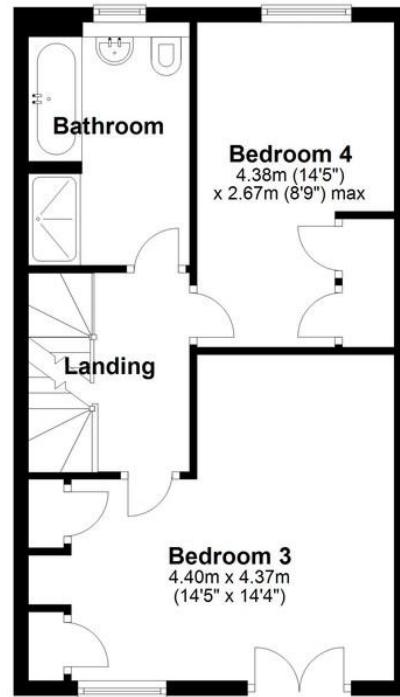
Ground Floor

Approx. 43.9 sq. metres (472.7 sq. feet)



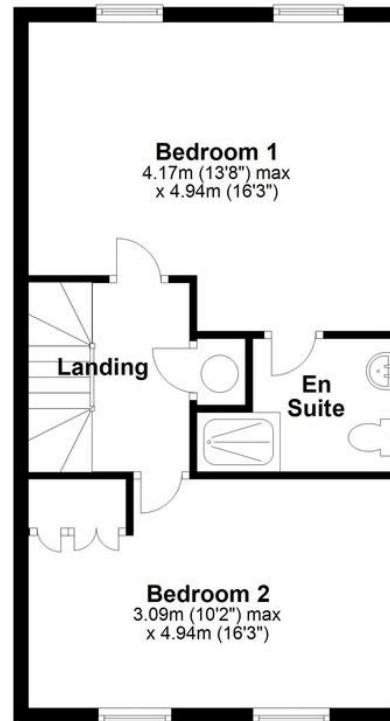
First Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Second Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



Total area: approx. 133.9 sq. metres (1441.1 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

ADDITIONAL INFORMATION

Local Authority

South Cambs District Council

Council Tax Band

C

Services

Mains gas, electricity and water

Transport Links

A14, M11 and A1

Guided Bus Stop Longstanton

Nearest Train Stations Huntingdon 10 Miles,
 Cambridge North 10 Miles

Energy Rating

Energy Efficiency Rating TBC

Tenure & Possession

Freehold

Vendors Position

No chain

%epcGraph_c_1_280%