



Parkhall Road, Somersham, PE28 3EU  
Offers Over £525,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

A four double bedroom detached bungalow situated on a corner plot with large gardens to the front and rear. The accommodation is bright and with a neutral décor and benefits from a living room with fireplace, kitchen/diner with Rangemaster cooker, integral garage, study and bathroom. Three of the bedrooms are on the ground floor with the fourth bedroom with ensuite on the first floor.

## INTERIOR

The ground floor comprises an entrance hall with internal access to the integral garage, a study, living room with fireplace, inner hallway with spiral staircase, bathroom, kitchen/diner with Rangemaster cooker, family bathroom and three double bedrooms. There is a fourth double bedroom with ensuite located on the first floor.

## EXTERIOR

Newly laid gravel driveway providing parking for three/four vehicles. The front garden is lawned with a greenhouse, raised beds, a pond and flowers/shrubs at the borders. The rear garden has a patio seating area, a lawn of artificial grass and a large timber workshop.

## KEY FEATURES

- Detached chalet bungalow
- Large corner plot
- Non-estate location
- Four double bedrooms
- Family bathroom and ensuite
- Energy Rating D
- Lounge with fireplace
- Integral garage
- Ample off road parking
- Front garden and rear garden with workshop

## LOCATION





Somersham is a bustling Cambridgeshire village which is approximately 9 miles (14.48 kilometres) from the market town of Huntingdon with a shopping centre and main line train station. Located approximately 16 miles (25.75 kilometres) north of Cambridge and just 4 miles (6.44 kilometres) from St Ives, which offers access to Cambridge via the guided busway.

The high street is an attractive collection of residential period properties, shops and businesses with a range of larger chains as well as smaller independent shops. There is a village primary school in addition to Whitehall School which is an independent school and Silk farm Day Nursery, with secondary schooling at Ramsey Abbey. Countryside surrounds this attractive village and there are wonderful walks to be enjoyed in the Somersham Local Nature reserve.

There are two public houses, The Windmill is a family-friendly and traditional pub with a tempting menu of delicious food and a beer garden. The Rose and Crown is perfectly positioned along the high street and is well known for live music and great pub food. There is a Chinese restaurant and takeaway, Indian takeaway, fish and chip shop, florists, printers, pet shop, chemists, four hair salons/barbers, two doctor's surgeries and a large play area and field at Victory Hall.

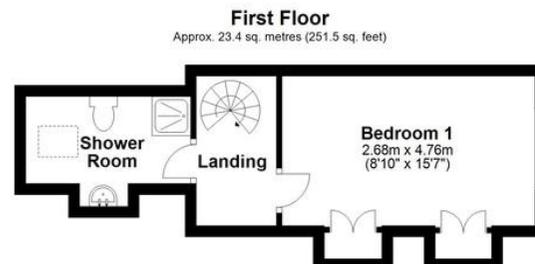
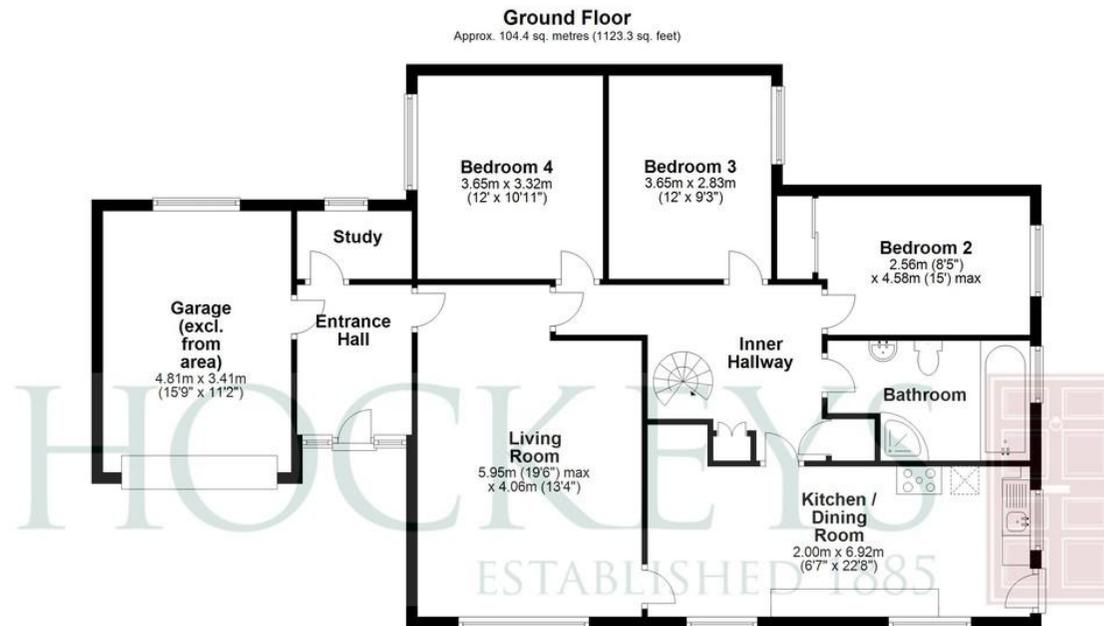


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Total area: approx. 127.7 sq. metres (1374.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## ADDITIONAL INFORMATION

**Local Authority**  
South Cambs District Council

**Council Tax Band E**  
2022/2023 Annual £2,591

**Services**  
Mains gas and electricity

**Transport Links**  
Access to A14  
Huntingdon Train Station – 10 miles  
Regular bus service

**Energy Rating**  
Energy Efficiency Rating TBC

**Tenure & Possession**  
Freehold

**Vendors Position**  
Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	57   d	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.