

ENTRANCE HALL UPVC double glazed window and door to front, wood effect Karndean flooring, radiator, alarm system, staircase rising to first floor.

DOWNSTAIRS CLOAKROOM UPVC obscured double glazed window to side, wood effect Karndean flooring, hand basin, tiled splash back, w.c, radiator, under stairs recess storage area.

STUDY 9' 10" x 7' 5" (3m x 2.26m) UPVC double glazed window to front, wood effect Karndean flooring, radiator.

LIVING ROOM 14' 9" x 12' 7" (4.5m x 3.84m) UPVC double glazed French doors to rear garden, wood effect Karndean flooring, radiator, television point, gas point, open fire with marble surround and tiled hearth.

FAMILY ROOM 11' 10" x 8' 4" (3.61m x 2.54m) UPVC double glazed window to front, wood effect Karndean flooring, radiator.

KITCHEN/BREAKFAST ROOM 16' 2" narrowing to 9'0" x 13' 0" (4.93m x 3.96m) UPVC double glazed window to rear. Range of fully fitted base and wall units, drawer units under rolled edge work surfaces and tiled splash backs, stainless steel sink unit, mixer tap, stainless steel double oven and hob with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, inset spot lights to ceiling, wood effect Karndean flooring.

UTILITY ROOM 6' 05" x 3' 01" (1.96m x 0.94m) Door to side, base units, drawers under rolled edge work tops, tiled splash backs, stainless steel sink unit, mixer tap, space and plumbing for washing machine, space for tumble dryer.

FIRST FLOOR LANDING UPVC double glazed window to side, access into roof space, radiator, airing cupboard housing boiler and shelving, doors off to all rooms.

BEDROOM ONE 13' 10" x 9' 7" (4.22m x 2.92m) UPVC double glazed window to rear, range of fully fitted wardrobes with hanging and shelving, radiator.

EN-SUITE UPVC obscured double glazed window to front, four piece suite comprising w.c, hand basin, tiled shower cubicle with electric shower, bath with shower attachment over, tiled floor, half tiled walls, radiator,



extractor fan.

BEDROOM TWO 12' 0" x 8' 5" (3.66m x 2.57m) UPVC double glazed window to front, range of fully fitted wardrobes with shelving and hanging, radiator.

BEDROOM THREE 10' 5" x 8' 4" (3.18m x 2.54m) UPVC double glazed window to rear, range of fully fitted wardrobes with shelving and hanging, radiator.

BEDROOM FOUR 10' 5" x 8' 7" (3.18m x 2.62m) UPVC double glazed window to rear, built in wardrobe, radiator.

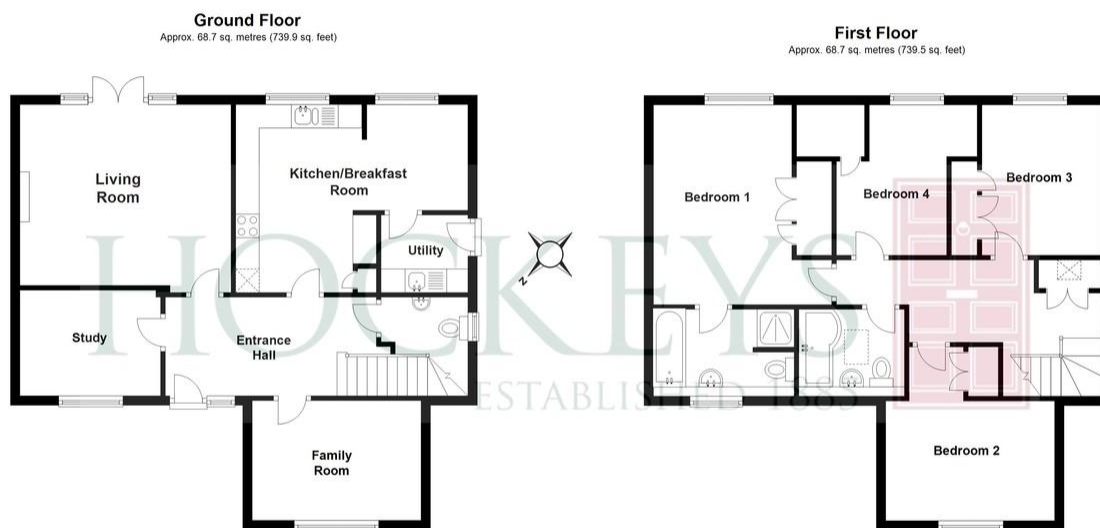
FAMILY BATHROOM Velux window to front, w.c, hand basin, p-shaped bath with chrome shower attachment over, tiled splash backs, radiator, extractor fan, tiled floor.

OUTSIDE AREAS The front garden has an expanse of lawn with gated side access leading into the rear garden. The rear garden is enclosed by fencing, various flowers and shrubs set to orders and beds, block paved patio area and further gravel area to the rear of the garage which could position a shed. There is gated side access and further gravel area used for bin storage.

REAR GARDEN 36' 0" x 35' 0" not including recess to side of garage (10.97m x 10.67m) With gravelled area, pathway and paved area beyond, established lawn with flower bed borders, established shrubs, hedging and trees, further semi circular paved area.

DOUBLE GARAGE/PARKING There is a detached double garage with two up and over doors, power and light connected, overhead storage, personal door and driveway to the front providing off road parking for four vehicles.





IMPORTANT: Hockeys estate agents 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 estate agents Ltd has any authority to make or give any representation or warranty in relation to this property .

23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





1 Grove Close, Highfields Caldecote,
Cambridge, CB23 7ZN

£500,000 Freehold

A well presented family home offering the following well proportioned and set out living accommodation, spacious entrance hall, cloakroom, study, dining room, sitting room, kitchen/breakfast room and utility room. On the first floor there are four bedrooms, master having en-suite bathroom, together with family bathroom. Outside front and rear gardens together with driveway and double garage. The property has double glazing and gas radiator heating. Viewing recommended.

The village of Caldecote is located approximately six miles west of Cambridge. It is excellently placed for all major road networks, regular bus service into Cambridge City Centre. The village itself has a popular primary school and



HOCKEYS
ESTABLISHED 1885

