

LOCATION Bar Hill is a purpose-built village approximately four miles northwest of Cambridge and offers excellent access into Cambridge, as it is located just off the A14 road. The village has a shopping mall with various businesses including Next, Costa Coffee, a Tesco Extra supermarket, library with post office counter, primary school, public house, doctors surgery, dentist, a championship 18 hole golf course and hotel.

ENTRANCE HALL Stairs to first floor, under stairs storage cupboard, radiator, doors to all rooms.

GROUND FLOOR CLOAKROOM Obscured double glazed window to side, w.c, hand basin inset to vanity unit with tiled splash back, radiator.

KITCHEN 12' 8" x 8' 2" (3.86m x 2.49m) Double glazed window to rear and door to side. Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splashback, sink unit with mixer tap, plumbing for washing machine, tumble dryer and dishwasher, built in oven and hob with extractor hood over, space for fridge/freezer, inset spotlights to ceiling, Karndean flooring, door to dining room.

DINING ROOM 13' 1" x 9' 4" (3.99m x 2.84m) Double glazed French doors to garden, radiator, inset spotlights to ceiling, continuation of Karndean flooring.

LIVING ROOM 15' 9" x 9' 4" (4.8m x 2.84m) Double glazed window to front, radiator, inset spotlights to ceiling.

FIRST FLOOR LANDING Double glazed window to side, inset spotlights to ceiling, loft access, airing cupboard housing hot water tank and shelving, inset spotlights to ceiling.

BEDROOM ONE 13' 10" x 8' 8" (4.22m x 2.64m) Double glazed window to front, radiator, double built in wardrobe with shelving and hanging, inset spotlights to ceiling.

BEDROOM TWO 12' 10" x 8' 8" (3.91m x 2.64m) Double glazed window to rear, radiator, built in wardrobe with shelving and hanging, inset spotlights to ceiling.

BEDROOM THREE 9' x 7' 6" (2.74m x 2.29m) Double glazed window to rear, radiator, inset spotlights to ceiling.



BEDROOM FOUR 10' 3" x 9' 1" (3.12m x 2.77m) Double glazed window to front, radiator, inset spotlights to ceiling.



BATHROOM Obscured double glazed window to side, WC, hand basin inset to vanity units with tiled splashback, P-shaped bath with chrome shower fitting over, fully tiled walls, chrome heated towel rail, inset spotlights to ceiling, glass display shelves, wall mounted cabinet, tiled floor.



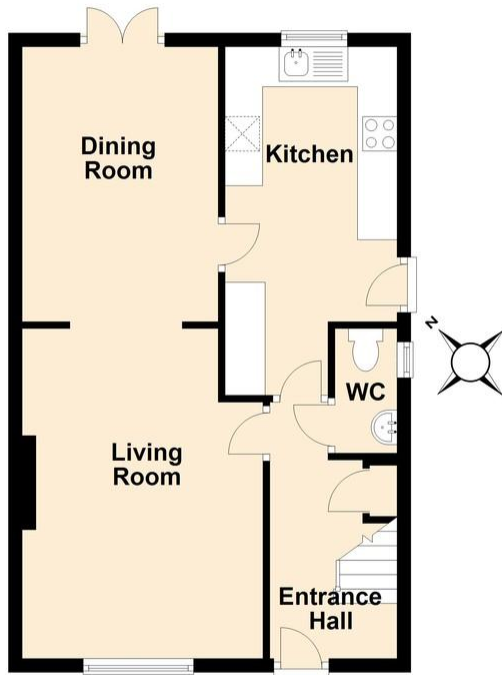
PARKING AND GARDEN To the front of the property is a lawned garden with various flowers and shrubs set to borders and beds. The block paved driveway provides off road parking for two cars parked adjacently and leads to a single brick built garage with up and over door, power and light connected and overhead storage. Gated access leads to the rear garden.

The rear garden is enclosed by fencing and is mainly laid to lawn with various flowers and shrubs set to borders and beds.



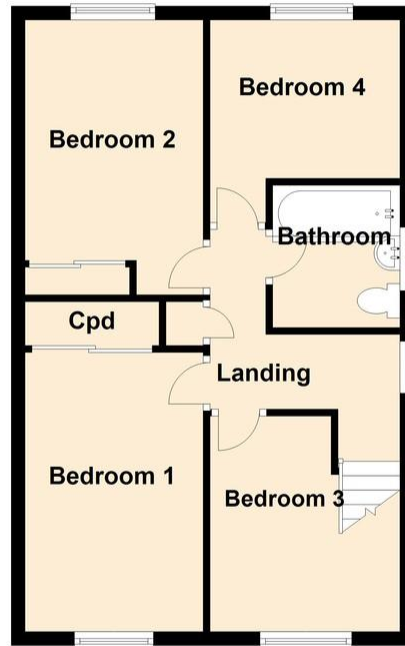
Ground Floor

Approx. 48.1 sq. metres (517.5 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.4 sq. feet)



Total area: approx. 96.6 sq. metres (1040.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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.

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

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





116 Hillcrest, Bar Hill, Cambridge,
CB23 8TH

£360,000 Freehold

A chain free, immaculately presented, four bedroom detached house which is positioned on a prominent corner plot, within this sought after development. The property is a short walk to the wide and varied range of amenities offered within the bustling village of Bar Hill. The property has been renovated throughout by the current vendors, including a replacement of the bathroom, cloakroom and doors.



HOCKEYS
ESTABLISHED 1885

