



Bourneys Manor Close, Willingham, CB24 5GX

CHEFFINS

Bourneys Manor

Close

Willingham,
CB24 5GX

- Versatile Accommodation Arranged Over Three Floors
- High Specification Throughout
- Secured Driveway Parking
- Sought After Residential Location
- Three/Four Double Bedrooms

A well presented three/four bedroom semi-detached town house situated in a sought-after residential location. The high specification accommodation extends to approximately 1,335 sq. ft. arranged over three floors and enjoys the added benefit of secured driveway parking.

4 2 2

Guide Price £420,000





LOCATION

Willingham has the benefit of an excellent range of local amenities including a primary school, library, doctors surgery, post office and a range of local shops. There is also a small selection of inns and restaurants and a fine, historic 13th century church. The village is conveniently located about 12 miles north west of the university City of Cambridge and the nearby village of Longstanton provides a link to the city by guided busway and this also runs to Cambridge Science Park, city centre, both train stations and the Addenbrookes Campus. The village is also well placed for road access to major routes including the A14 and M11 motorway.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, storage cupboard, doors to

OPEN PLAN KITCHEN / DINING ROOM / LOUNGE

With window to the front and rear aspect, range of matching eye and base level units, oak worktop with under-mounted butler sink with chrome mixer tap over, space for freestanding range style oven with chimney style extractor hood over, integrated washing machine, wood effect flooring, part tiled walls, French doors to the garden

GUEST CLOAKROOM

With window to the front aspect, wash basin, low level wc

GROUND FLOOR

LANDING

With stairs to the first floor

FIRST FLOOR

LANDING

With stairs to the first floor

LIVING ROOM / BEDROOM FOUR

With windows to the front aspect, wood effect flooring

BEDROOM THREE

With window to the rear aspect

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, paneled bath with chrome mixer tap and wall mounted shower head attachment and shower cubicle, part tiled walls, tiled floor, chrome heated towel rail

SECOND FLOOR

SECOND FLOOR LANDING

Cupboard housing hot water cylinder, doors to

PRINCIPAL BEDROOM

With windows to the rear aspect, fitted wardrobes, door to

EN-SUITE SHOWER ROOM

With suite comprising low level

wc with eco flush button, pedestal wash basin and shower cubicle, tiled walls, part tiled walls, chrome heated towel rail

BEDROOM TWO

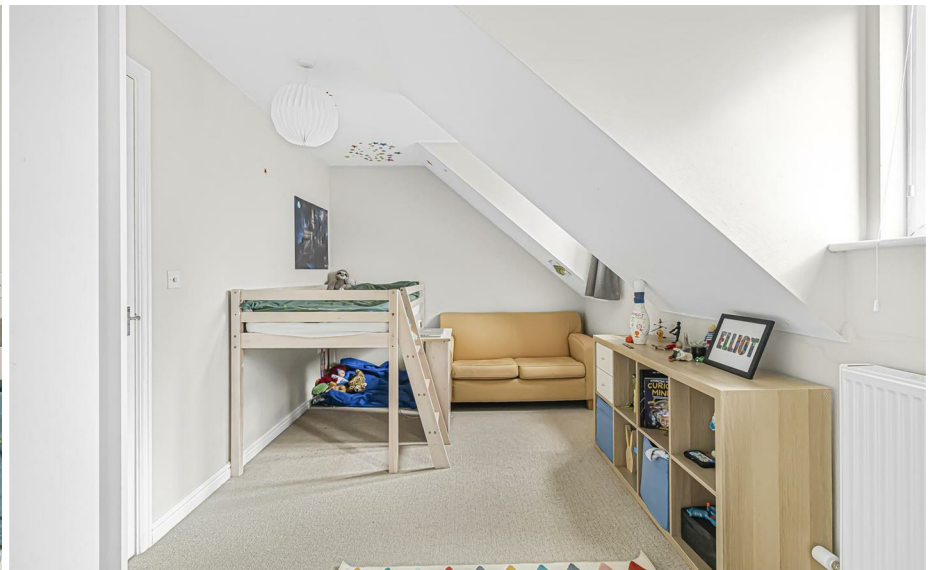
With windows to the front aspect, fitted wardrobes

OUTSIDE

The fully enclosed rear garden is mostly laid to lawn and features a patio area, storage shed and a selection of shrubs.

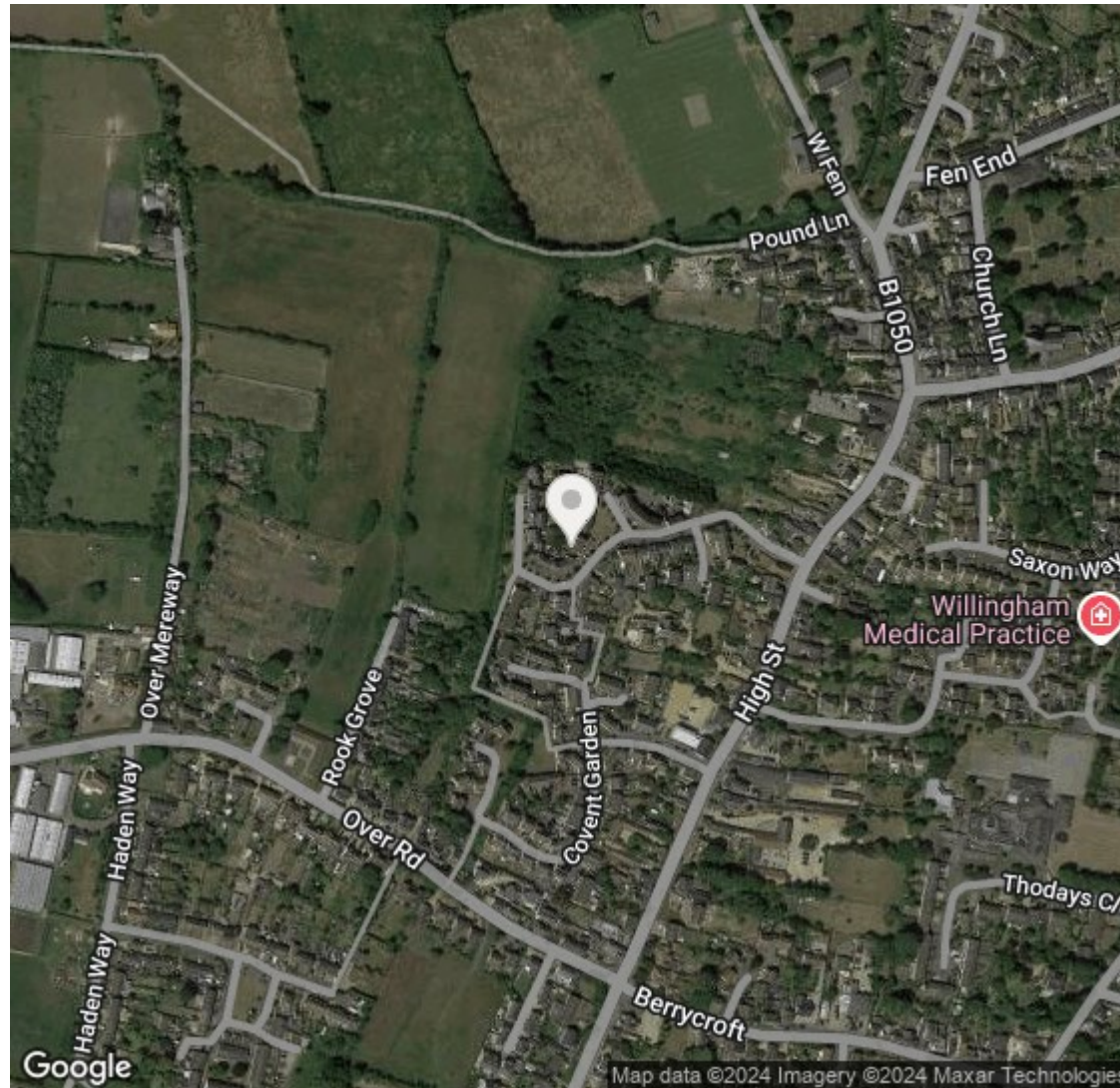
The front of the property features an attractive shrub area with a pathway leading to the entrance door and a block paved driveway leading to a further secured driveway parking area under an open cart lodge.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £420,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - South Cambridgeshire



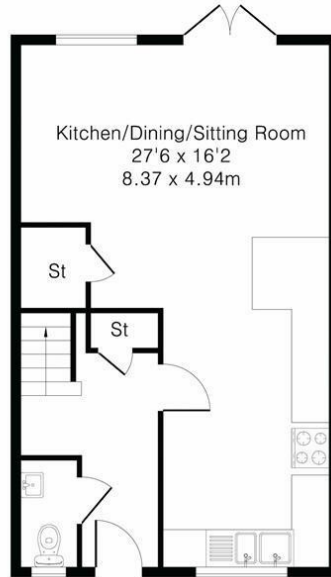


Approximate Gross Internal Area 1335 sq ft - 123 sq m

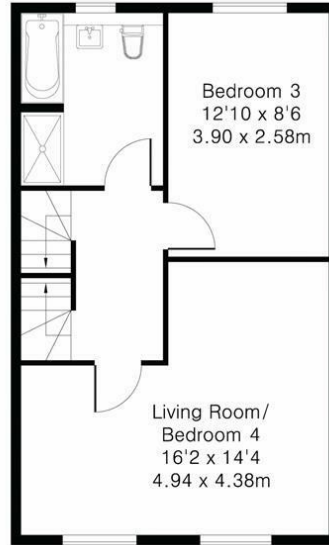
Ground Floor Area 445 sq ft – 41 sq m

First Floor Area 445 sq ft – 41 sq m

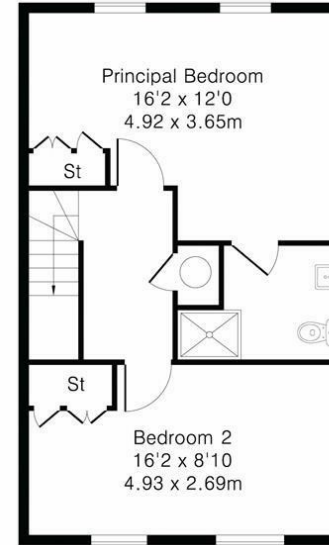
Second Floor Area 445 sq ft – 41 sq m



Ground Floor



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA
 01223 214214 | cambridge@cheffins.co.uk | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.