



81 Willingham Road, Over, Cambridge, CB24 5PF
Guide Price £475,000 Freehold



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A DELIGHTFUL SPACIOUS DETACHED THREE-BEDROOM BUNGALOW OFFERING WELL-APPOINTED ACCOMMODATION, A LARGE REAR GARDEN, WITH BEAUTIFUL VIEWS ACROSS OPEN COUNTRYSIDE TO BOTH THE FRONT AND REAR ASPECTS.

- Fantastic views across open countryside
- Extended and modernised
- Off street parking
- Garage
- Well-appointed accommodation
- Beautiful rear garden

Living room – snug – kitchen - dining room - 3 bedrooms - family bathroom - utility room - WC - garage – workshop – off street parking – delightful rear garden – countryside views

81 Willingham Road Over is a three-bedroom detached bungalow modernised to a high standard offering spacious well-appointed accommodation measuring over 1300 sqft with spectacular views across the open countryside and beyond.

In brief the accommodation consists of entrance hallway, a spacious living room with open fireplace and stairs that rise to a delightful snug with patio doors to the side aspect. The stylishly refitted kitchen is contemporary in design, fitted with a range of base and eye level units integrated appliances, an island for informal dining, the kitchen is open plan with the dining room which has a roof sky light and patio doors to the rear garden. There are three bedrooms all with fitted wardrobes, the family bathroom has a bath with shower over separate shower, WC, finished with modern tiling. Outside there is off street parking for several vehicles, garage, a separate utility room has space and plumbing for various appliances and there is a handy workshop.

The well-established rear garden is particularly noteworthy, with large patio area mature trees, shrub borders, the remainder laid to lawn. The rear garden backs onto glorious open countryside and is a real oasis of calm and tranquillity.

Location

Over is a large and popular village situated about 9 miles north west of Cambridge. The village offers a wide range of local facilities including general store, hairdresser, public house, green, recreation ground and a very popular community centre. There is a primary school in the village with secondary schooling available at the highly regarded Swavesey Village College. Whilst being a quiet village it is ideally well situated to access the guided bus stop located between Over and Swavesey with buses running to St Ives and Cambridge, and the new Cambridge North Railway Station and north to St Ives, Huntingdon and Peterborough. In addition, there is an adjoining off road cycle/walkway. Access to the A14 is only five miles away. There are plentiful local walks including along the River Ouse and at the nearby RSPB reserve at Fen Drayton Lakes.

Fixtures and Fittings.

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Services.

Mains electricity and water connected.
Oil and septic tank.

Statutory Authorities.

South Cambridgeshire District Council
Council Tax Band D

Viewing.

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Tenure

Freehold





Floor Plan
Approx. 128.6 sq. metres (1383.9 sq. feet)

Total area: approx. 128.6 sq. metres (1383.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

