



39 Covent Garden, Willingham, Cambridge, CB24 5GD
Guide Price £525,000 Freehold



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A SUBSTANTIAL FIVE-BEDROOM, DETACHED FAMILY HOME LOCATED WITHIN THE WELL-REGARDED VILLAGE OF WILLINGHAM AND WITHIN WALKING DISTANCE OF THE HIGH STREET.

- Detached house
- 5 beds, 4 baths, 3 recepts
- 0.08 acres
- Driveway parking to front and tandem garage
- Council tax band - F
- 1875 Sqft / 175 Sqm
- Constructed in 2004
- Gas fired central heating to radiators
- EPC - C / 77

Constructed in 2004, this detached property is located within a quiet cul-de-sac, measures 1875 Sqft / 175 Sqm and provides living accommodation over three floors. To the ground floor the property comprises of an entrance hall with storage beneath the stairs and a separate WC adjoining. The kitchen/breakfast room for the property benefits from shaker style units at both eye level and base level, floor space which can easily cater for a larger dining table and space for whitegoods which include washing machine, dishwasher, range style oven and a fridge freezer. Completing the ground floor are three reception rooms comprising of a living room measuring 19'6" in length, a formal dining room, and a garden room accessible from the kitchen and the living room.

To the first floor, the property comprises of three double bedrooms, each benefitting from fitted wardrobes. Two of the bedrooms benefit from en-suite shower rooms whilst a family bathroom with a panelled bath and shower over, serves bedroom three. To the second floor are two further bedrooms which go into the eaves of the house. Bedroom four benefits from a shower room and a fitted wardrobe whilst bedroom five has been used as a home office and has a built-in storage cupboard.

Externally – To the front of the property is a concrete laid driveway which leads up to the double tandem garage with up and over door. The front of the property is laid predominantly to lawn with a pathway leading up to the front door. The current owners have laid a plastic parking grid within the lawn space to provide additional off-road parking to the right of the front door.

The rear garden is south facing, is fully enclosed and laid predominantly to lawn. To the side of the rear garden is a variety of raised beds which is ideal for growing your own produce/flowers. Off the garden room is a large, paved area which is ideal for al-fresco dining in the warmer months of the year.

Location

Willingham is a large village situated around 9 miles Northwest of Cambridge. It is well served with a range of local amenities including a post office, convenience stores, bakers, butchers and public houses. There is a nursery and primary school, with secondary education facilities. The village is also within each reach of Bar Hill which has a Tesco Superstore, dry cleaners and coffee shops. The village is well connected with a guided bus station on the edge of the village, linking through to Cambridge North Railway Station and the City of Cambridge. The A14 is within a few miles and links to the M11, making access to Stansted Airport and London to the south or A1 to the North readily available.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - F

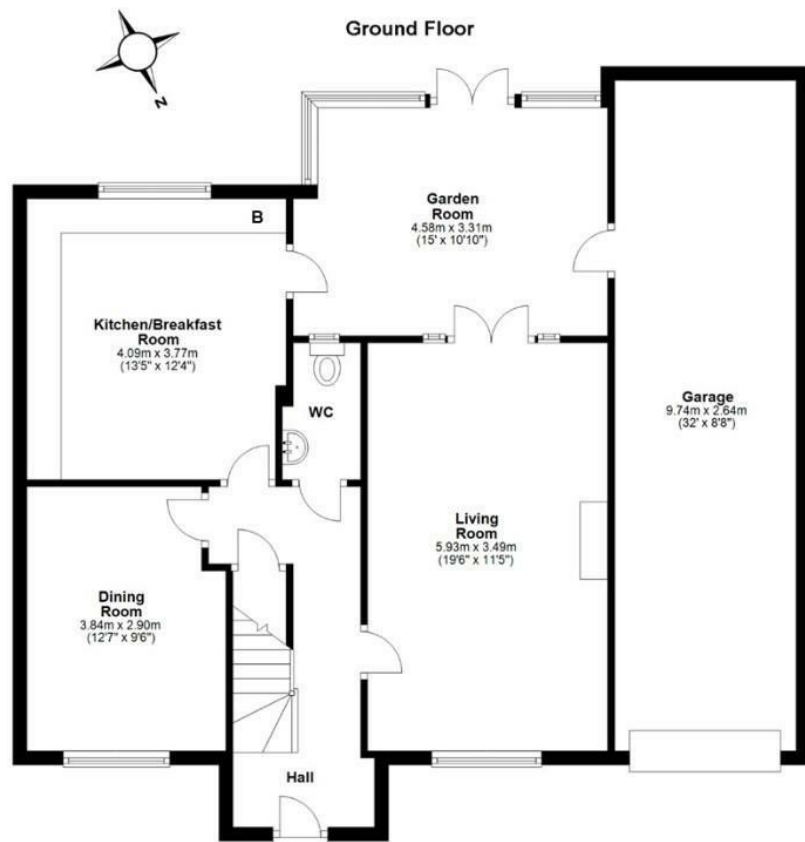
Fixtures and Fittings

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

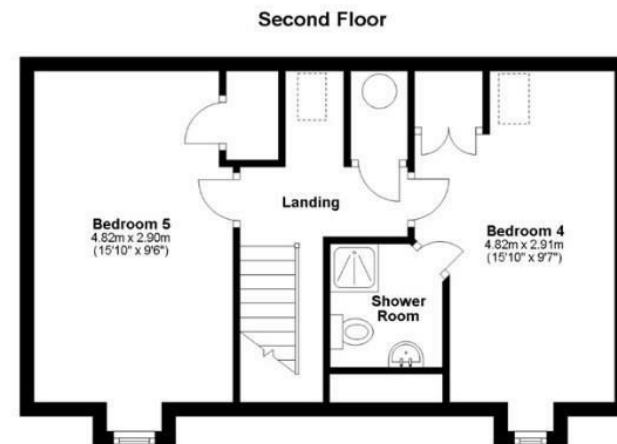
Viewing

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





**Approx. gross internal floor area
175 sqm (1875 sqft) excluding Garage**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	84
	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.

