



53 Newington
Willingham, CB24 5JE

Guide price £525,000



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- Spacious detached chalet bungalow
- Large plot
- 3 bedrooms
- Versatile accommodation

A spacious three-bedroom detached chalet bungalow situated in a non-estate position and boasting an impressive plot with potential for extending the existing property or possible re-development (subject to the necessary consents) with an extensive driveway and workshop.

This wonderful family home is generous and versatile. Off the entrance porch is the main reception hall which includes a large living room with a dual aspect, and features a wood-burning stove. There are two double bedrooms and a modern ground floor bathroom with a bath and double shower. To the rear of the property, a good-sized study opens to a family room which is currently used as a playroom. The dining/sun room overlooks the garden with doors leading to a large patio, and conveniently located next to the kitchen/breakfast room which is a fantastic size and positioned around a central island with breakfast bar. There are ample fitted wall and base units and integrated appliances which include a double self-cleaning oven, a range cooker and full height fridge/freezer. There is further space for a dishwasher, and there is a useful fitted pantry.

The kitchen/breakfast room connects to the utility room which has space and plumbing for a washing machine





and dryer, and work surfaces over. There is also further access to the garden.

Upstairs, a bright galleried landing leads to a double bedroom and separate shower room. There is a spacious loft room with plenty of storage.

Outside, The property is approached via a 5 bar gate which leads to a large gravel driveway with ample parking. Gated side access leads to the rear and side gardens, which are enclosed and principally laid to lawn with beautifully kept well stocked borders and a large paved terrace which overlooks a raised pond. There is a brick built workshop with power, light and running water which could be converted to an annexe (subject to consents) and there are multiple useful sheds.

SatNav: CB24 5JE

What3words: ///plug.dreamers.agree

Willingham is a well-served village 12 miles northwest of Cambridge, with quick access via the improved A14, guided busway, and cycle path into the city. Amenities include shops, pubs, a bakery, farm shop, GP surgery, pharmacy, cafes, and a primary school rated 'Good' by Ofsted. The village also has a recreation ground, sports facilities, and a community centre. Willingham is in the catchment for Cottenham Village College and the new Northstowe Secondary School. Nearby Bar Hill offers a Tesco superstore and other shops.

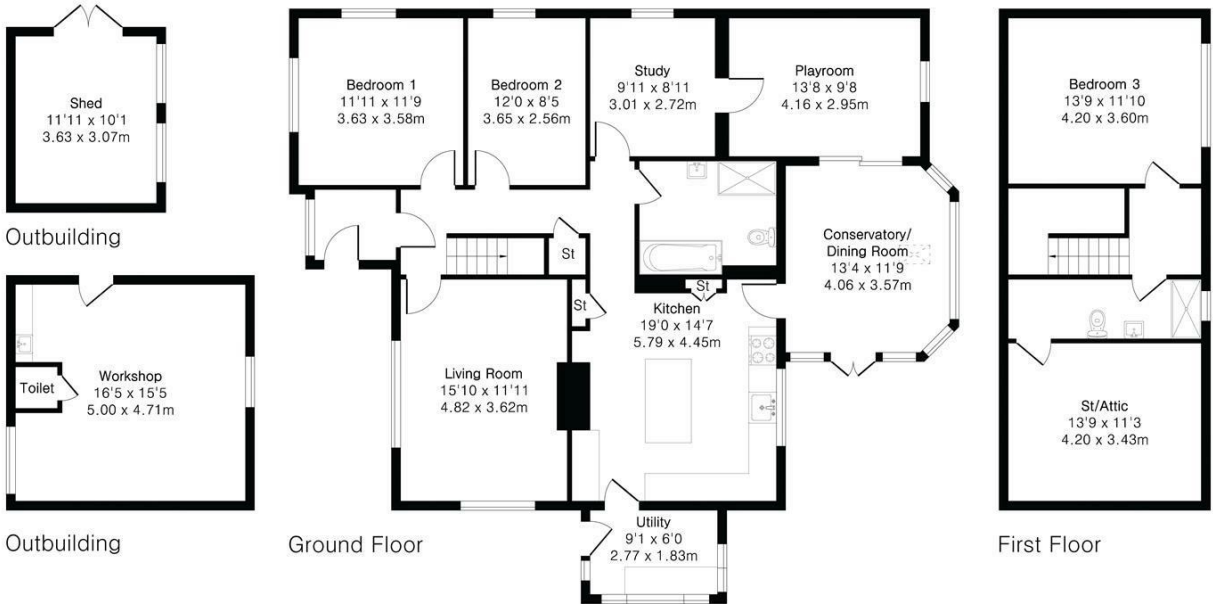


**Approximate Gross Internal Area 1847 sq ft - 171 sq m
(Excluding Outbuilding)**

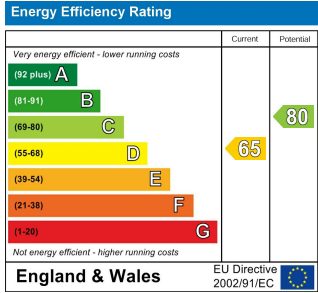
Ground Floor Area 1372 sq ft – 127 sq m

First Floor Area 475 sq ft – 44 sq m

Outbuilding Area 373 sq ft – 35 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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