



51 SAXON WAY, WILLINGHAM, CB24 5UR
Guide Price £360,000

[TYLERS.NET](https://www.tylers.net)

A modern and very well presented four bedroom detached home situated at the end of a quiet cul-de-sac in Willingham, benefitting from integral single garage, parking for two cars and an enclosed south facing rear garden.



Willingham is a popular, lively and well served village lying just 9 miles north of Cambridge. There is excellent access to the University City as well as the bustling market town of St Ives and the A14 and M11 are close by providing road links with the rest of the country. Abundant local facilities include a Co-Op, Post Office, library, butchers, bakers, banks, farm shops, public houses and three churches. Willingham is proud to offer an excellent primary school and pre-school with secondary education at nearby Cottenham Village College. The Longstanton park and ride station for the guided busway is just 1.5 miles away with a cycle path for most of the route. The busway quickly links the village with Cambridge and Addenbrookes Hospital.

- Four bedroom detached home
- Refitted family bathroom, en-suite shower and ground floor WC
- Modern development
- South facing rear garden
- Integral garage
- Well presented accommodation
- Viewing highly recommended

GROUND FLOOR

Front door leads into an entrance hallway with internal door to the garage. The kitchen is positioned at the front of the property and is well laid out, benefitting from a range of units, sink, oven, hob and a large storage cupboard. The downstairs cloakroom is modern and well finished, part tiled and includes a wall-hung WC and wash basin with vanity unit. To the back of the property is the 'L' shaped reception/dining room which is a great size space benefitting from double doors leading to the garden.

FIRST FLOOR

Stairs lead to a bright central landing with window, which in turn leads to four good size bedrooms and the family bathroom. Bedroom one is a large double and benefits from fitted wardrobes and access to a refitted en-suite shower room with enclosure, WC and wash basin. Bedroom two and three are both doubles, with two currently laid out as a study. Bedroom four is a good size single.

The family bathroom is also recently refitted and is complete with shower over bath, WC and basin with vanity unit.

OUTSIDE

The property is in a fantastic spot set at the far end of the cul-de-sac with driveway parking for two cars and front garden mainly laid to lawn.

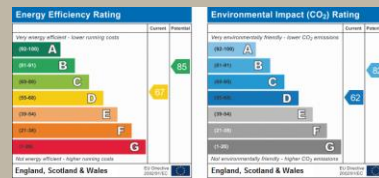
Pedestrian side gate leads to the rear garden. The rear garden is an excellent South facing space, fully enclosed and mainly laid to lawn with patio and timber shed.

The integral single garage is complete with up-and-over door, lights, sockets and internal pedestrian door. The garage also houses the gas boiler.

GENERAL

Internally the property is neutrally decorated throughout, and is complete with UPVC double glazing and gas central heating. Viewings strictly by appointment with Tylers.

Council Tax Band E (South Cambs District Council; £2,317.84 per annum 2020/21)
EPC Rating D



Cambridge
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Cambridge CB1 7AJ
01223 214400

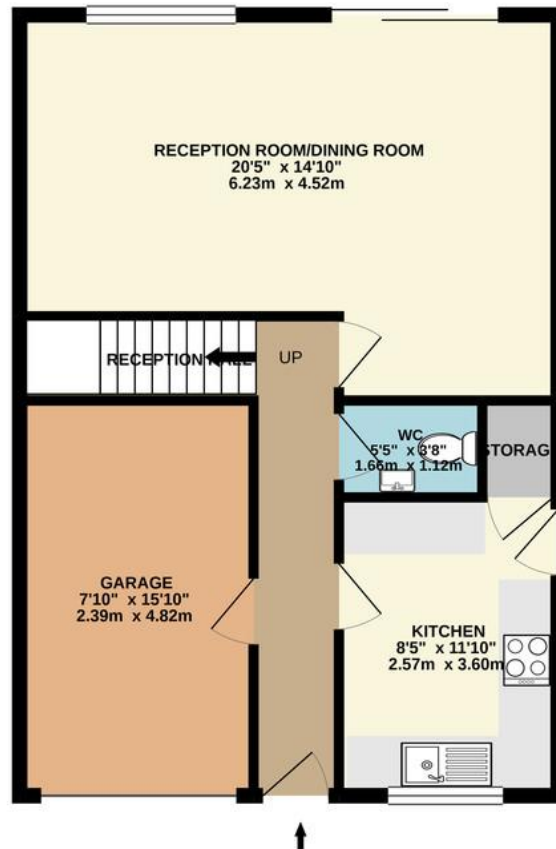
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01954 260952

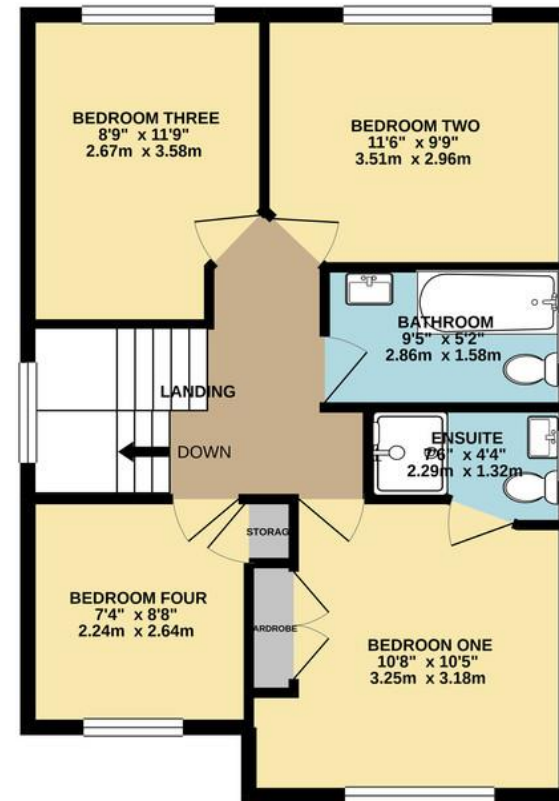
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GROUND FLOOR



1ST FLOOR



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