



Fen End, Over
CB24 5NE

Pocock + Shaw

44a Fen End
Over
Cambridge
Cambridgeshire
CB24 5NE

A very spacious detached three bedroom family home, ideally located in this charming road leading from the village centre out to open country and the River Ouse. With very spacious accommodation, the property has been significantly extended in recent years.

- Reception hall
- Inner hall with cloaks WC
- Sitting room
- Family room
- Kitchen dining room
- Conservatory
- First floor landing
- Three bedroom
- Family shower room
- Large mature rear garden

Offers in region of £460,000



An extremely spacious detached family home, in this lovely road close to the heart of Over Village. The property has been significantly extended to provide large reception rooms on the ground floor and good sized kitchen dining room
Set on a large mature plot with off road parking to the front. No upward chain.

Part glazed door to:

Entrance hall 10'2" x 5'8" (3.10 m x 1.73 m) Fitted work surface with louvred fronted storage beneath, radiator, double cloaks hanging cupboard, door to

Inner hall Stairs rising to the first floor. Single cupboard housing oil fired heating boiler.

Cloakroom Vanity wash basin with, WC, radiator/ heated towel rail.

Sitting room 20'3" x 10'10" (6.17 m x 3.30 m) Window to the front, two radiators, opening to:

Family room 29'9" x 11'2" (9.07 m x 3.40 m) Double patio doors to the rear garden, two double radiators. Further double patio doors opening to:

Conservatory 10'1" x 7'11" (3.07 m x 2.41 m) Sealed unit double glazed windows to the side and rear, double French doors opening to the rear garden. Wall mounted Dimplex electric heater.

Kitchen/dining room Well fitted range of units with work surface, inset double bowl sink unit with mixer tap. Range of drawer line base units, integrated dishwasher, inset four burner ceramic hob with extractor above, single oven, matching range of wall mounted cupboards, three Velux roof lights, window to the front and door to side.

First floor landing Access to loft space.

Bedroom one 20'5" x 10'11" (6.22 m x 3.33 m) Radiator, window to the rear, fitted cupboards to one wall, door to:

En-suite Fitted suite, with pedestal wash basin, corner bath and close coupled WC, window to the rear and radiator. Single linen cupboard.

Bedroom two 13'3" x 8'3" (4.04 m x 2.51 m) Window to the front, two radiators.

Bedroom three 7'11" x 7'7" (2.41 m x 2.31 m) Window to the front, radiator.

Shower room Fitted suite with counter set wash basin and double cupboard beneath, WC and double shower. Heated towel rail/radiator, window to the side.

Outside To the front there is an enclosed gravelled parking area, with hedge to the front boundary. There is a large mature rear garden with patio area, mature flower and shrub borders, several mature trees, timber shed and greenhouse, timber pergola. Pedestrian side access, oil tank.

Services All mains services with the exception of gas.

Viewing By prior appointment with Pocock and Shaw

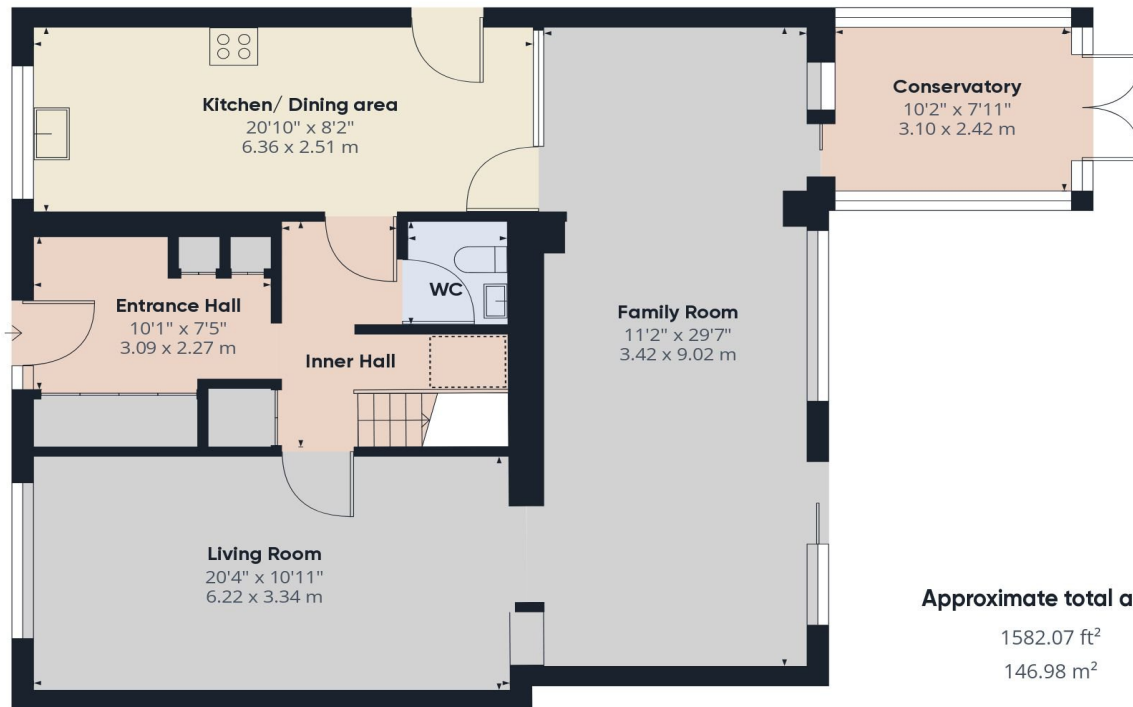
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			



Approximate total area

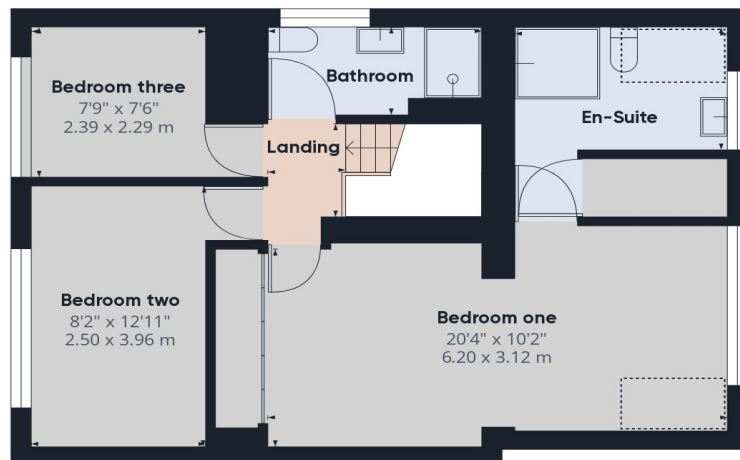
1582.07 ft²

146.98 m²

Reduced headroom

31.57 ft²

2.93 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested