



The Brambles, Bar Hill
CB23 8SZ

Pocock+Shaw

85 The Brambles
Bar Hill
Cambridge
Cambridgeshire
CB23 8SZ

Located on the ever popular development, Bar Hill, just under eight miles north of Cambridge City. Set back from the road, with double garage that has been part converted in to an office/home studio. Landscaped rear garden with feature pond and waterfall.

- Reception hall
- Cloaks WC
- Sitting room
- Dining room
- Good sized kitchen
- Four bedrooms, with en-suite to main
- Family bathroom
- Double garage in part converted to home office
- Low maintenance landscaped rear garden

Offers in region of £499,500



Bar Hill is just under eight miles north of Cambridge City, with excellent access to the A14/M11 motorways. The village has several shops, and a large Tesco superstore. Set back and well secluded, this detached home has four bedrooms, with a main family bathroom and en-suite to the main bedroom. Enclosed, and fully landscaped rear garden with pond and waterfall feature.

Glazed entrance door to:

Reception hall Stairs rising to the first floor, radiator.

Cloaks WC White suite with counter set wash basin, cupboard beneath, close coupled WC, tiled splashback, window to the front, radiator.

Sitting room 15'11" x 11'9" (4.85 m x 3.58 m) Double sliding patio doors to the rear garden, radiator, coved cornice. Oak effect flooring, double opening to:

Dining room 12'10" x 9'4" (3.91 m x 2.84 m) Window to the front, radiator. Continuation of oak effect flooring.

Kitchen 15'1" x 8'2" (4.60 m x 2.49 m) Well fitted range of shaker style units under a beech block effect work surface, inset composite one and a quart bowl single drainer sink unit with mixer tap. Matching base and wall mounted cupboards. Space for range style cooker, with canopy extractor above. Space and plumbing for washing machine and tumble dryer. Full height larder style cupboard, wall mounted gas fire heating boiler, window to the front and glazed door to the side. Ceramic tiled floor.

First floor landing Radiator, single built in airing cupboard with hot water cylinder. Access to loft space.

Bedroom one 11'9" x 8'9" (3.58 m x 2.67 m) Window to the rear, radiator. Full height fitted sliding wardrobes to one wall, door to:

En-suite Fitted suite with pedestal wash basin, close coupled WC and shower cubicle. Part ceramic tiled splashback, radiator.

Bedroom two 10'3" x 9'3" (3.12 m x 2.82 m) Window to the front, radiator.

Bedroom three 10'11" x 8'8" (3.33 m x 2.64 m) Window to the rear, radiator, double fitted wardrobe.

Bedroom four 10'9" x 8'0" (3.28 m x 2.44 m) Window to the front, radiator.

Bathroom Fitted suite with pedestal wash basin, close coupled WC, bath with fitted shower above. Part ceramic tiled splashback, heated towel rail/radiator. Window to the front.

Outside To the front of the property there is a double width driveway providing off road parking for two vehicles. Hard landscaped garden with wrought iron gate, several mature shrubs and bushes. Gated pedestrian access to the rear garden, again being hard landscaped, with astro turf, raised borders, feature raised pond, with cascade waterfall, and timber bridge. Several mature shrubs and bushes, circular patio area.

Home studio 15'7" x 10'8" (4.75 m x 3.25 m) Formerly part of the double garage, entrance door and double glazed window to the rear, power and light connected. Part of the main garage remains for storage with two up and over doors.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



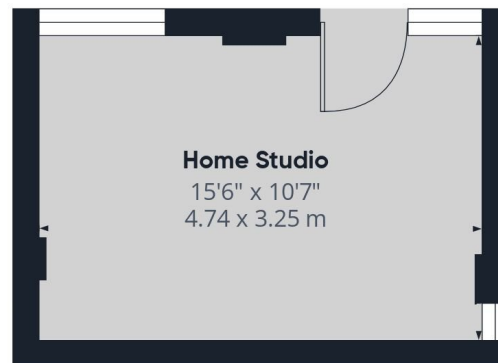
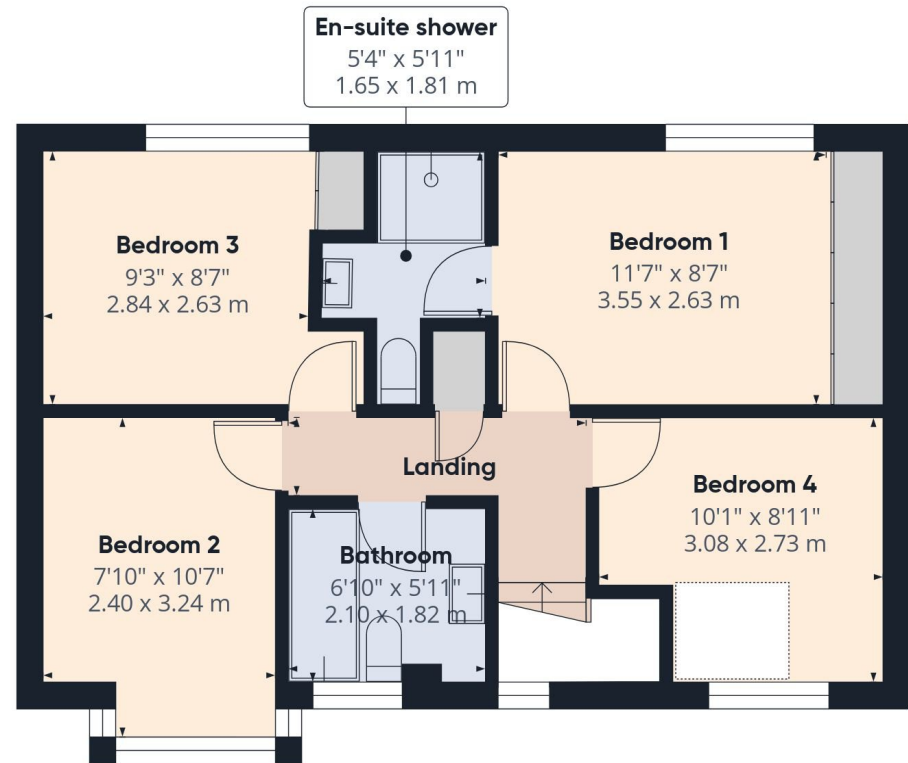


45 Mill Road, Cambridge CB1 2AW

cambridge@pocock.co.uk

www.pocock.co.uk

01223 322552



Approximate total area

1169 ft²

108.6 m²

Reduced headroom

14 ft²

1.3 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

Pocock + Shaw