



Berrycroft, Willingham Cambridge CB24 5JX

welcome to

Berrycroft, Willingham Cambridge

An immaculate contemporary three/four double bedroom detached non-estate village home finished to a high specification available with garden, allocated parking and the distinct advantage of vacant possession and no upward chain.



Kitchen Breakfast Room

Solid entrance door opens to; a light airy kitchen breakfast with front window and rear sliding patio doors opening to the rear garden, comprising an extensive number of modern cupboard units with ample work surface and breakfast bar with an inset one and a half bowl sink, five ring Cuisinemaster oven, new Hisense american style fridge freezer and built in concealed dishwasher, splash back tiling, ceramic tiled floor and spotlights - a super kitchen for the cooking enthusiast.

Inner Hall

Stairs off to first floor, large side window with windows and velux windows above maximising the natural light into the accommodation, continued tiled flooring from the kitchen breakfast.

Utility/Cloakroom

Sink, units and work surface match those in the kitchen with plumbing and space for an appliance, side window and WC, door to cylinder and heating controls.

Dining Room/Reception

To the front of the property, a most versatile room with the potential to be used as a home office or occasional double guest bedroom.

Living Room

With sliding patio doors facing the rear garden, wood effect flooring and spotlights.

First Floor

Spacious galleried landing, large enough to accommodate a desk and act as a home office area.

Master Bedroom

A generous room with feature windows and an ensuite shower room with double tray shower, WC, handbasin with vanity cupboard below, fitted mirror with light and a heated towel rail.

Bedrooms 2 And 3

Both doubles, the second catching the late morning

sun.

Family Bathroom

A smart three piece white suite with a deep bath with shower handset and hose, broad sink and vanity unit below, WC, attractive tiling, velux window, heated towel rail and extractor fan.

Outside

A shared block paved driveway, with no.10 only, leads to allocated parking for two with further parking to the front of the property. Outdoor lighting can be found to the front and rear. Steps and a pathway lead to the side access and private rear garden measuring approx. 10.6m x 5.3m (34.8ft x 17.4ft) laid to lawn and paving slab returning to the rear and other side of the property with the heat pump.



view this property online sequencehome.co.uk/Property/WIL100011



welcome to

Berrycroft, Willingham Cambridge

- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Off street Parking
- Large Garden

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£395,000



Please note the marker reflects the postcode not the actual property

view this property online [sequencehome.co.uk/Property/WIL100011](https://www.sequencehome.co.uk/Property/WIL100011)



Property Ref:
WIL100011 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Tylers is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01954 260952



willingham@tylers.net



Stocks Corner High Street, CAMBRIDGE,
Cambridgeshire, CB24 5ES



[sequencehome.co.uk](https://www.sequencehome.co.uk)