



**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 widow 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 occassional 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.



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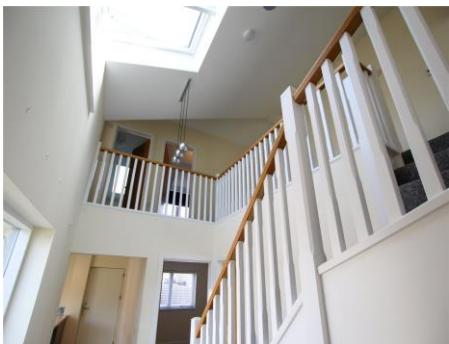
## Berrycroft, Willingham Cambridge

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

Tenure: Freehold EPC Rating: B

Council Tax Band: E

# £395,000



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