



38 Rockmill End, Willingham
Cambridge, CB24 5HY

Guide price £375,000



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- Detached house
- Built in 2019
- Single garage
- Off-road parking
- Corner plot

A beautifully presented double-fronted, detached three-bedroom family home occupying a corner plot, with an enclosed garden, off-road parking, and a single garage, located in the highly sought-after village of Willingham, just 10 miles north of Cambridge.

Built in 2019 and offering over 930 sqft of accommodation, the property has a contemporary feel throughout, providing an excellent balance of family convenience and modern living. The central hallway features an excellent storage cupboard and a spacious cloakroom. The kitchen/dining room enjoys a dual aspect overlooking the front of the property and the garden. There is plenty of space for dining in front of the double doors, while the kitchen is fitted with ample cabinetry and integrated appliances, including a fridge freezer, dishwasher, washing machine, single oven, and 4-ring gas hob. A matte black 1.5 bowl sink complements the light worktops and soft grey cabinetry, completing the stylish finish.

Across the hallway is the generous living room, again benefiting from a dual aspect and a bay window. A bespoke multimedia wall with voice





control has been installed, featuring integrated lighting, an electric fire, wiring for a surround sound system, and a wall-mounted TV.

Upstairs, the main bedroom is a spacious double room with a dual aspect and a modern en-suite shower room. There is a further double bedroom, a single bedroom, and a well-appointed family bathroom. Continuing the home's contemporary styling, the bathroom features grey tiling, a bath with shower over, WC, basin and plenty of space for additional storage.

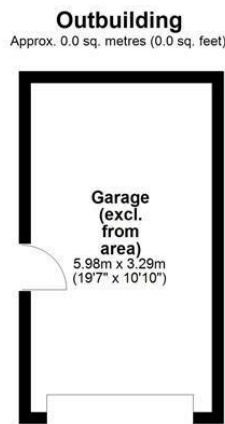
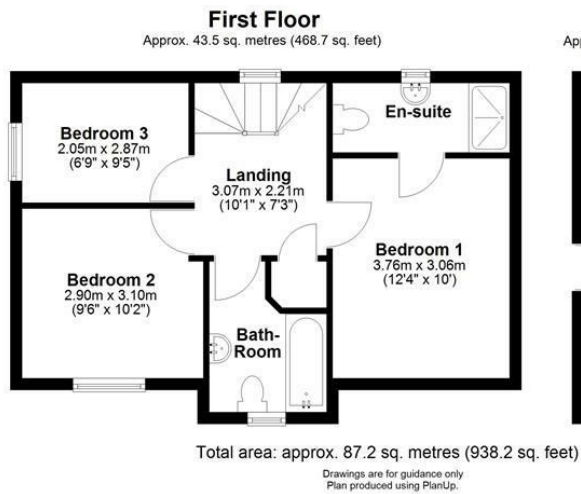
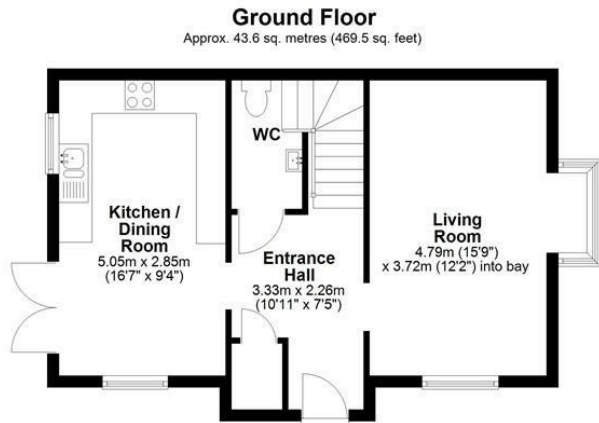
The property is set back slightly from the road, with a front garden screened by mature hedging, offering an excellent degree of privacy. The enclosed rear garden is bounded by a brick wall and includes a paved seating area accessed directly from the kitchen, a lawn bordered by established shrubs, and a further paved area behind the garage. There are also external power outlets and an outside tap.

The single garage can be accessed from the garden and offers an excellent storage solution. There are two off-road parking spaces and an EV charger.

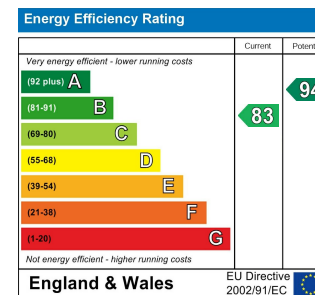
Willingham is a popular village with excellent local amenities including village stores, pubs, recreation ground and primary school. It is also on the guided bus route offering quick access to Cambridge city.

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Energy Efficiency Graph



Tenure: Freehold
Council tax band:

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Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com