



Bourneys Manor Close, Willingham

In Excess of £365,000



HARVEY
ROBINSON

- Semi Detached Property
- Kitchen/Diner
- Downstairs Cloakroom
- Three Generous Bedrooms
- Main Bedroom Spanning Entire Second Floor with En Suite
- Attached Single Garage
- Private Driveway Parking for Three
- Perfect for Families
- Enclose Rear Garden
- Viewing Highly Recommended

FAQS

Tenure: Freehold

Management Company: Greenbelt

Maintenance Charge: £200 p/a. Reviewed annually

Postcode for SatNav: CB24 5GX

Property Built: 2010's

Owned For: Since 2023

What3Words Location: almost.noting.newspaper

Seller's Onward Movements: Upsizing

EPC Rating: C

Council Tax Band: C

Heating Type: Electric Central Heating

Utilities: Mains Electric, Mains Water, Mains Sewage

Broadband: FTTP (fibre to the premises)

Boiler Age: 3 Years Old

Service: Annually - 02/26

Rear Garden Aspect: West

Rear Garden Boundaries: Other

Primary School Catchment: Willingham Primary School

Secondary School Catchment: Northstowe Secondary College

Conservation Area: No

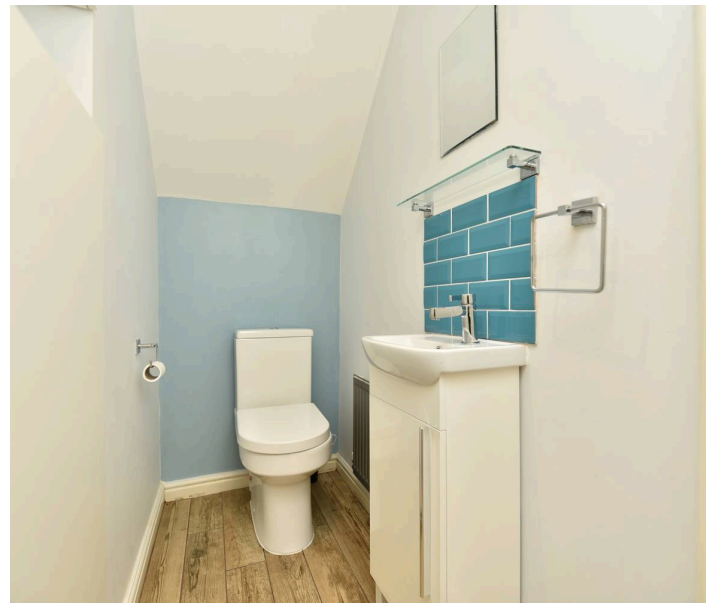
Water Meter: Yes

Loft: Yes

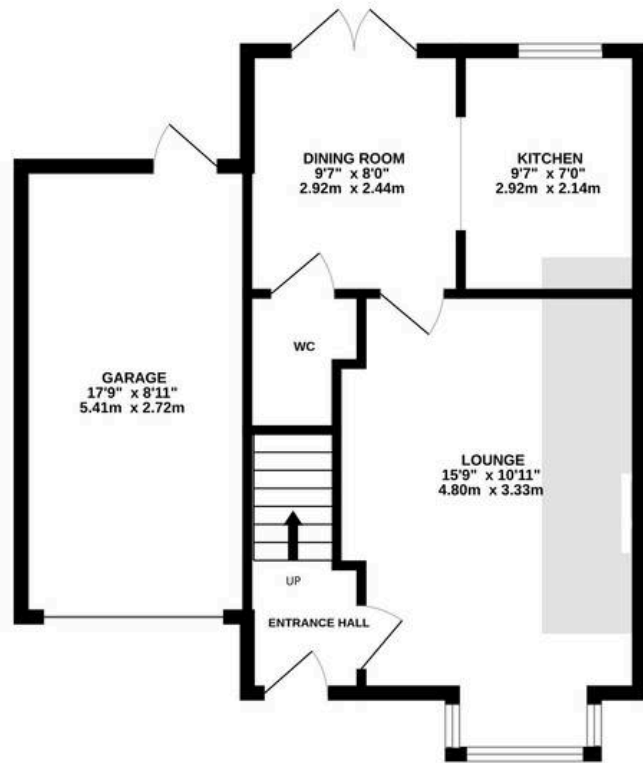


PROPERTY SUMMARY

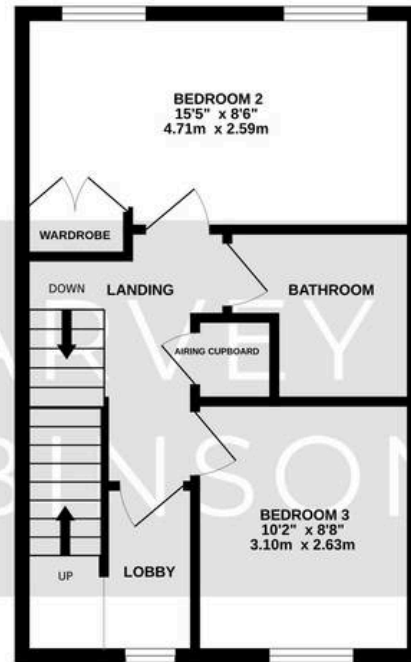
Nestled in a sought-after residential area, this impressive three-bedroom semi-detached house offers spacious and versatile accommodation, perfect for modern family living. The property benefits from a beautiful kitchen/diner with modern spec. As well as a generously sized living area with large bay windows, letting in lots of light. A convenient downstairs cloakroom adds practicality to the ground floor layout. Upstairs, you will find two generous bedrooms and a well-appointed family bathroom, while the main bedroom occupies the entire second floor, complete with a stylish en suite for added privacy and comfort. With its thoughtfully designed layout and generous proportions throughout, this home is perfect for families seeking comfort and convenience. The outside space further enhances the appeal of this wonderful home. To the rear, you will find an enclosed garden that offers a safe and private environment for children to play or for relaxing and entertaining outdoors. The garden is easily accessible from the kitchen and dining area, making it perfect for alfresco dining during the warmer months. The attached garage features a boarded loft space, providing secure storage for loft items, bicycles, and garden equipment. To the front, a private driveway offers ample off-road parking for multiple vehicles, adding both convenience and practicality for everyday family living. Well-maintained front and rear gardens add to the property's attractive kerb appeal, while the quiet residential location provides a peaceful setting with easy access to local amenities, schools, and transport links. This property combines comfortable living spaces with excellent outdoor facilities, making it a fantastic choice for families or anyone looking for a welcoming home with plenty of room to grow. Viewing is highly recommended to fully appreciate all that this property has to offer.



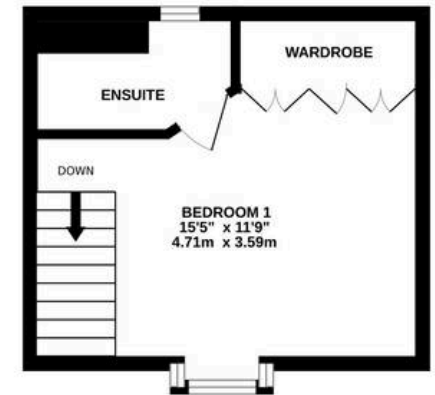
GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



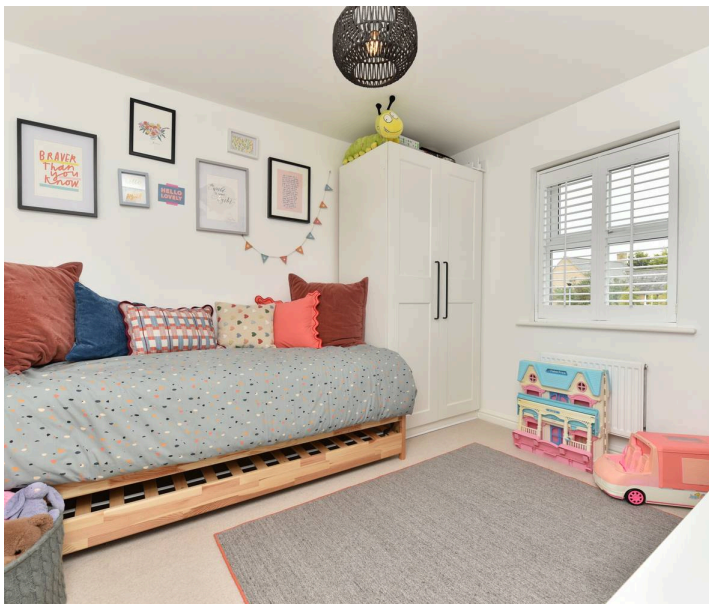
TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

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LOCATION AND AMENITIES

Willingham is a growing village approximately 8 miles north of Cambridge. The village is well served with many local amenities such as a popular primary school, a doctors surgery, a local Co-op store, a bakery, and the Highgate industrial estate which provides further amenities including a butchers/farm shop, a health and fitness unit and a country store to name just a few. The village has a number of pubs and restaurants including the Porterhouse, a micro pub and the popular Lot 25. Access to the RSPB nature reserve can be found just 2 miles away on the B1050. In the other direction the Cambridge Busway Park & Ride terminal can be found providing easy and regular access in to Central Cambridge or Huntingdon, the Busway service provides access to the mainline train stations at Huntingdon, Cambridge North & Cambridge providing access to London Kings Cross, St Pancras & Liverpool Street.





GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact.

Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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4.9 Star Google Review Rating

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