



Rampton End, Willingham
CB24 5JB



pocock & shaw

Residential sales, lettings & management

9 Rampton End
Willingham
Cambridge
CB24 5JB

A traditionally constructed four bedroom detached home in the village of Willingham, less than 9 miles north of the historic City of Cambridge. The village offers a wide range of amenities including a Co-op store, doctors surgery and school.

- Entrance porch with Cloaks WC
- Spacious sitting room with Bi fold doors
- Dining room
- Kitchen/breakfast room
- Spiral staircase
- Four bedrooms
- Bathroom
- 28'10 garage
- Enclosed rear garden

Offers in region of £450,000



A very spacious four bedroom detached house with front and rear gardens and off road parking. Well presented accommodation features two reception rooms, kitchen breakfast room, four bedrooms and family bathroom.

The village centre is a short walk away, along with several shops and the primary school.

Glazed entrance door Window to the front

Entrance porch Double radiator. Door to dining room and door to:

Cloakroom Fitted suite with wall mounted wash basin, close coupled WC, part ceramic tiled splashback, window to the side.

Dining room 25'5" x 7'4" (7.75 m x 2.24 m) Feature cast iron spiral staircase rising to the first floor. Window to the side, double radiator. Door to the kitchen and two arches opening to:

Sitting room Feature living flame effect gas fire with ornamental surround, double radiator, coved cornice. Bi-fold doors opening to the rear garden, opening up the whole rear wall.

Kitchen / breakfast room 13'6" x 10'2" (4.11 m x 3.10 m) Well fitted range of wood fronted units set under contrasting work surface. Inset single drainer coloured sink unit with single drawer line base unit. Space and plumbing for washing machine and tumble drier. Continuation of matching work surface with inset Stoves ceramic hob, and matching double oven beneath. Part tiled ceramic splashback, and matching range of wall mounted cupboards with two glazed display units. Glazed door to the side, window to the front.

Landing Window to the side, radiator. Dado rail. Single built in airing cupboard housing gas fired heating boiler.

Bedroom one 11'6" x 9'9" (3.51 m x 2.97 m) Window to the rear, radiator, coved cornice. Fitted range of sliding floor to ceiling mirrored wardrobes to one wall.

Bedroom two 9'9" x 7'6" (2.97 m x 2.29 m) Window to the front, radiator, coved cornice.

Bedroom three Window to the rear, radiator, coved cornice. Double fitted wardrobe.

Bedroom four 6'10" x 6'2" (2.08 m x 1.88 m) Window to the front, radiator, coved cornice.

Bathroom 9'11" x 7'4" (3.02 m x 2.24 m) Fitted suite with pedestal wash basin, close coupled WC, bath with Victorian style mixer tap and shower attachment. Tiled corner shower cubicle with fitted Triton shower. Radiator and heated towel rail. Window to the side.

Outside

Front garden An open planned lawn area with paved pathway and driveway providing off road parking.

Double length garage With power and light connected, single up and over door.

Rear garden Fully enclosed by timber fencing, lawn area, and raised timber decked patio.

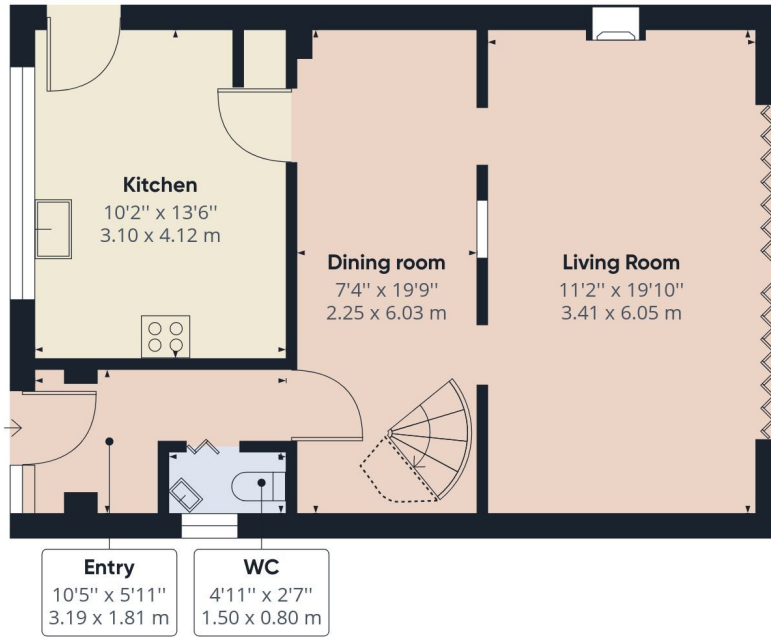
Services All mains services are connected

Tenure Freehold

Viewing By prior appointment with Pocock and Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

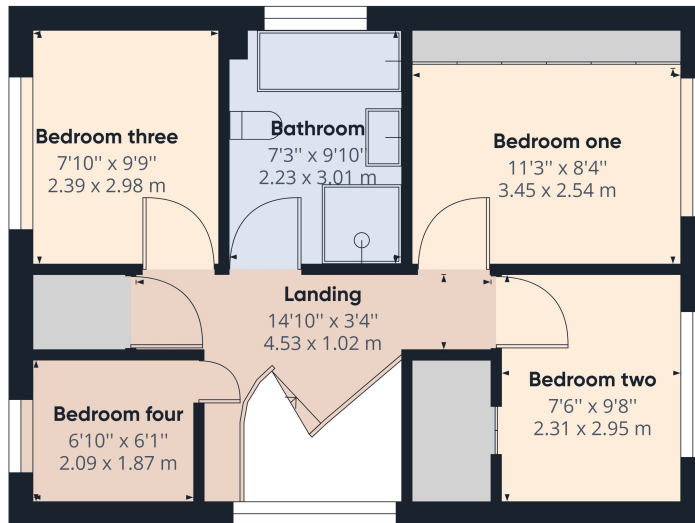


Approximate total area

1070.32 ft²
99.44 m²

Reduced headroom

9.38 ft²
0.87 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