



The Square, Horningsea, Cambridge
CB25 9JJ

Pocock + Shaw

6 The Square
Horningsea
Cambridge
Cambridgeshire
CB25 9JJ

A well proportioned 4 bedroom residence enjoying a pleasant cul de sac location within this sought after village, just north/east of the city

- 4 bedroom end terrace residence
- Cul de sac position
- Adjacent to meadowland
- Bodart & Goney inset multi fuel stove
- Sitting/Dining Room with Oak wood flooring
- Conservatory
- Kitchen and useful utility room
- Electric heating
- Driveway parking
- Gardens to front and rear

Guide Price £495,000



An extended and much improved 4 Bedroom end terrace family home located on a quiet cul-de-sac in the centre of the popular village of Horningsea, conveniently located for access to major routes and within easy cycling distance to Cambridge.

Horningsea is a small village conveniently situated about 4 miles north-east of Cambridge. Local facilities include a public house, restaurant and Scotsdales Garden Centre. For primary school education, the nearest school is Fen Ditton (about 1.5 miles), and secondary education is available at Bottisham Village College, about 6 miles away. There are also many highly regarded independent schools in the University city of Cambridge.

Well placed for the northern side of the city, the A14 (about 1 mile) provides access to the main road network to the Midlands and the East Coast. The Cambridge Science and Research and Development Parks are also readily accessible. Local rail links are available at Waterbeach (about 1.75 miles away) with hourly trains to London's King's Cross via Cambridge.

In detail the accommodation comprises;

Part-Glazed timber front door to

RECEPTION LOBBY with large double glazed window to front, recessed ceiling spotlight, feature hexagonal picture window and glazed door to TV room, coat hooks, ceramic tiled flooring, glazed door to

INNER LOBBY with stairs to first floor, built-in storage cupboard behind staircase, electric storage heater, engineered Oak wood flooring, glazed door to Sitting/Dining (see later) and door to

CLOAKROOM WC with recessed cistern and display shelf over, wall mounted spotlight unit, sink unit with tiled splash back over, extractor fan

SITTING/DINING ROOM 17'5" x 17'1" (5.30 m x 5.20 m) (Maximum measurement quoted - room narrows to 3.25m) Large window to side with views to meadow, doorway to kitchen (see later), Bodart and Gonay multi-fuel stove set into brick chimney breast with tiled hearth,

storage heater, recessed ceiling spotlights, recessed shelving to chimney breast, built in shelving unit and cupboards, double doors opening onto conservatory (see later) and opening up to the semi open-plan:

TV ROOM/AREA 13'1" x 9'1" (4.00 m x 2.77 m) with feature hexagonal picture window and door to entrance lobby, recessed ceiling spotlights, cupboard housing the electric meter and fuse board

KITCHEN 11'3" x 7'8" (3.42 m x 2.33 m) with window to front (overlooking front garden area) and window to side, excellent range of fitted units with under unit lighting, worksurfaces and tiled splash backs, stainless steel sink unit and drainer, water softener, space and plumbing for dishwasher and washing machine, eye-level Neff double oven, Neff electric hob with extractor hood over, space for under counter fridge, ceiling mounted spotlight units

CONSERVATORY 16'10" x 10'5" (5.12 m x 3.17 m) (Maximum measurement stated - room narrows to 1.83m) Large timber-framed double glazed conservatory with inset downlighters and fitted roof blinds, window and doors providing access and views to garden, electric storage heater, power points, large stone floor tiles, door to

UTILITY ROOM 9'1" x 6'4" (2.76 m x 1.93 m) with Velux window to rear, good range of fitted cupboards and generous worktop space and space for clothes dryer, and fridge and freezer, large stone floor tiles

FIRST FLOOR

LANDING with large window to front (on half-landing), airing cupboard with factory lagged hot water cylinder and slatted wood shelving, wall mounted electric heater, loft access hatch with ladder to boarded and insulated loft space, doors to

BEDROOM 1 12'0" x 11'3" (3.67 m x 3.43 m) with window to front and window to side, double doors to built-in wardrobe cupboard, wall uplighter

BEDROOM 2 11'9" x 9'1" (3.57 m x 2.77 m) with Velux window to rear.



BEDROOM 3 10'8" x 9'0" (3.24 m x 2.74 m) with Velux window to rear, built-in wardrobe cupboard.

BEDROOM 4/ OFFICE 8'7" x 7'7" (2.61 m x 2.30 m) with Velux window to rear and cupboard.

SHOWER ROOM with Velux window to front, large, fully tiled shower cubicle with glass door/screen and Mira electric shower unit, WC with concealed cistern and display shelf over, Vanity wash hand basin with cupboard below and to side, shaver point, heated towel rail, ceiling mounted spotlight unit.

OUTSIDE The property enjoys a corner position within the small cul-de-sac adjacent to (and with views of) meadow land with access to the river Cam.

The property has a gravelled parking space at the front and an adjacent enclosed front garden area (6.73m x 4.85m) with a brick-edged lawn and attractively planted flower/shrub borders, outside tap and lighting.

Picket gate with paved side access leading to a further timber gate and on to the;

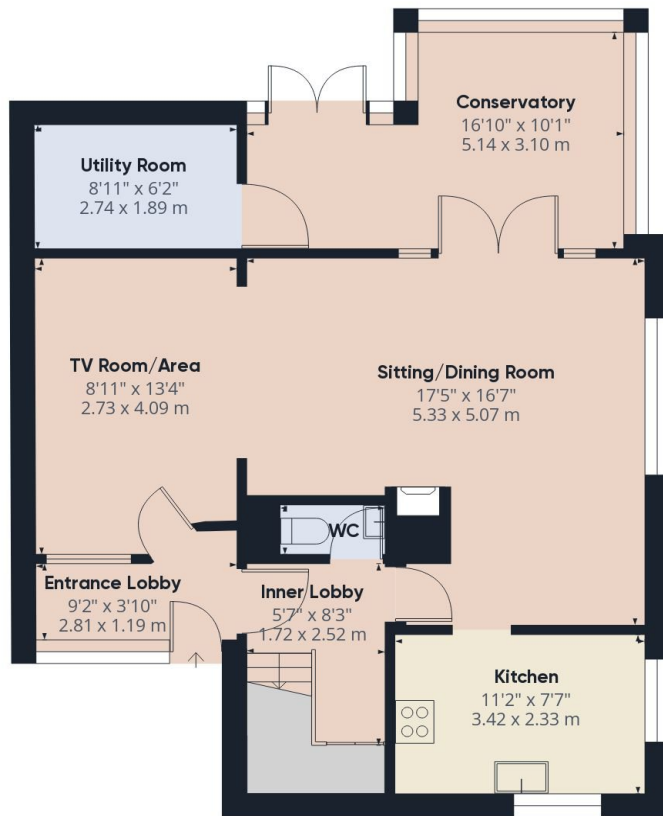
Rear Garden (9.85m x 9.37m) with a paved patio area adjacent to the rear of the property leading onto a shaped lawn with various flower/shrub borders, arbour and trellis, lighting, timber shed.

TENURE The property is Freehold

COUNCIL TAX Band

VIEWING By Arrangement with Pocock & Shaw



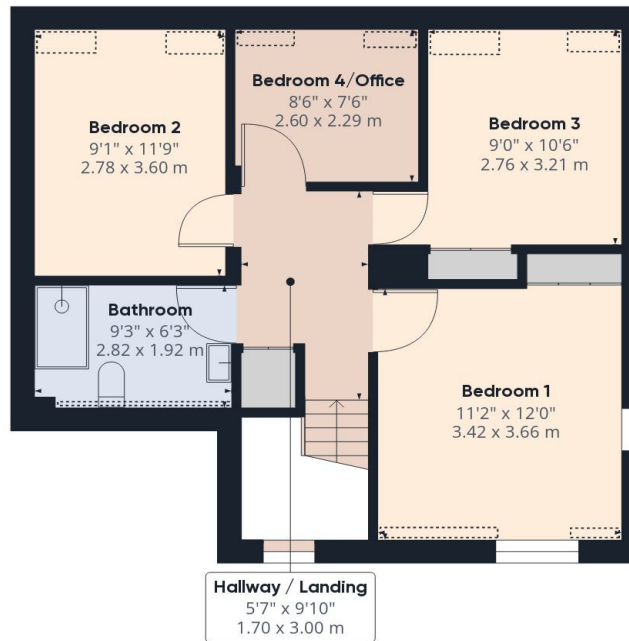


Approximate total area

1345.27 ft²
124.98 m²

Reduced headroom

22.33 ft²
2.07 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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

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