



Aspinalls Yard, Willingham  
CB24 5AN

Pocock + Shaw

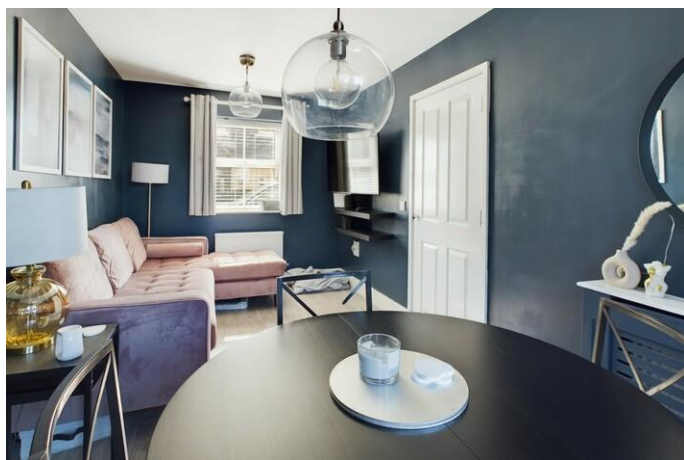


9 Aspinalls Yard  
Willingham  
Cambridge  
CB24 5AN

A beautifully presented four bedroom home set at the end of this small private cul de sac, close to the village centre. With accommodation over three floors, an enclosed west facing garden and single garage.

- Reception hall
- Ground floor cloaks WC
- Sitting room
- Well fitted Kitchen
- First floor two bedrooms
- En-suite to bedroom one
- Second floor two bedrooms
- En-suite and main family bathroom
- West facing enclosed rear garden
- Single garage with parking space
- Solar panels and gas fired radiator heating system

Offers in region of £385,000



A beautifully presented four bedroom semi detached home, ideally located in this small private cul de sac and close to the heart of the village. With numerous small shops and primary school all a short walk away. The property hosts versatile accommodation over three floors, with two en-suite shower rooms, four bedrooms and well appointed sitting room.

There is a landscaped rear westerly facing garden, with single garage and off road parking space.

### Canopy porch

### Double glazed entrance door to

**Reception hall** Radiator, stairs rising to the first floor, wood effect flooring. Door to:

**Cloaks WC** Fitted white suite with wall mounted wash basin and close coupled WC, Part ceramic tiled splashback, extractor fan.

**Sitting room** 15'9" x 8'5" (4.80 m x 2.57 m) A well appointed room with window to the front, double French doors opening to the rear garden, radiator, continuation of wood effect flooring.

**Kitchen** 15'9" x 6'3" (4.80 m x 1.90 m) Extremely well fitted range of units with contrasting work surface, inset one and a quarter bowl single drainer stainless steel sink unit, fitted mixer tap. Integrated dishwasher and space and plumbing for washing machine. Samsung induction hob, and single oven beneath, extractor above. Matching range of wall mounted cupboards, window to the front and glazed door to the rear garden. Large built in under stairs storage cupboard. Radiator. Wood effect flooring.

**First floor landing** Single built in airing cupboard. Stairs rising to the second floor.

**Bedroom one** 15'10" x 8'5" (4.83 m x 2.57 m) Window to the front and double French doors to Juliet balcony. Two radiators, door to:

**En-suite shower room** Fitted white suite with pedestal wash basin and close coupled WC, shower cubicle, part

ceramic tiling to the walls, window to the front and heated towel rail/ radiator.

**Bedroom two** 15'10" x 6'4" (4.83 m x 1.93 m) Window to the front and double French doors to Juliet balcony. Two radiators. Wood effect laminate flooring.

**Second floor landing** Window to the rear and radiator. Door to:

**Bedroom three** 15'10" x 8'4" (4.83 m x 2.54 m) Windows to the front and rear, two radiators. Door to:

**En-suite shower room** White fitted suite with pedestal wash basin and close coupled WC, shower cubicle. Heated towel rail/radiator. Window to the front.

**Bedroom four** 7'4" x 6'11" (2.24 m x 2.11 m) Window to the front, radiator.

**Bathroom** Fitted white suite with pedestal wash basin and close coupled WC, bath. Heated towel rail/radiator, window to the rear.

### Outside

**Front garden** An open plan garden area, with gated pedestrian side access to the rear garden.

**Single garage** With up and over door, single off road parking space to the front.

**Rear garden** A westerly facing garden, fully enclosed with timber fencing, patio area, and Astro turf lawn. Timber raised flower and shrub borders, timber garden shed. Outside cold water tap.

**Tenure** The property is Freehold. Annual service charge of approx £250 pa, to cover maintenance of the roadway.

**Council Tax** Band D

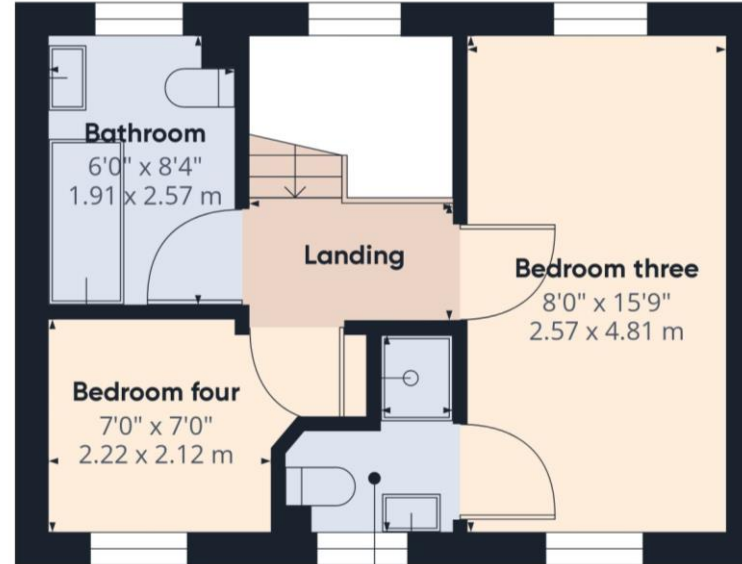
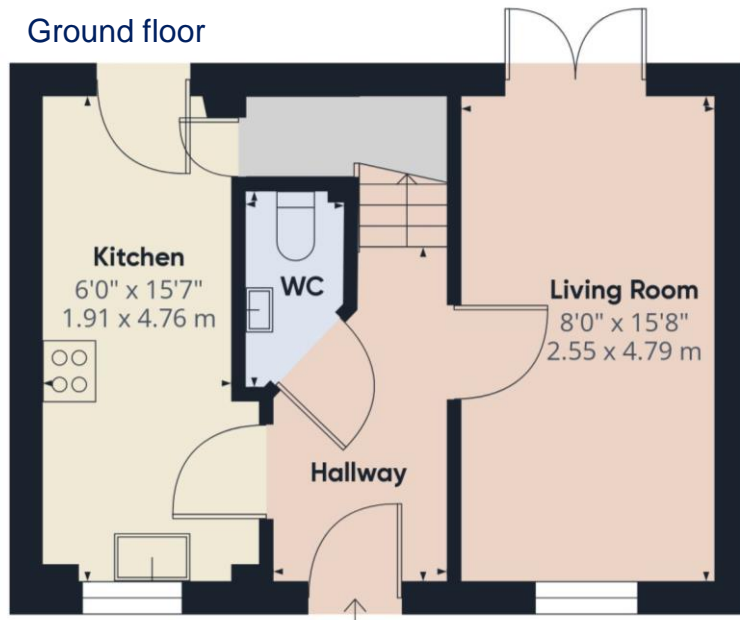
**Viewing** By Arrangement with Pocock + Shaw  
This property is being sold under Section 21 of the estate agency act.







Ground floor



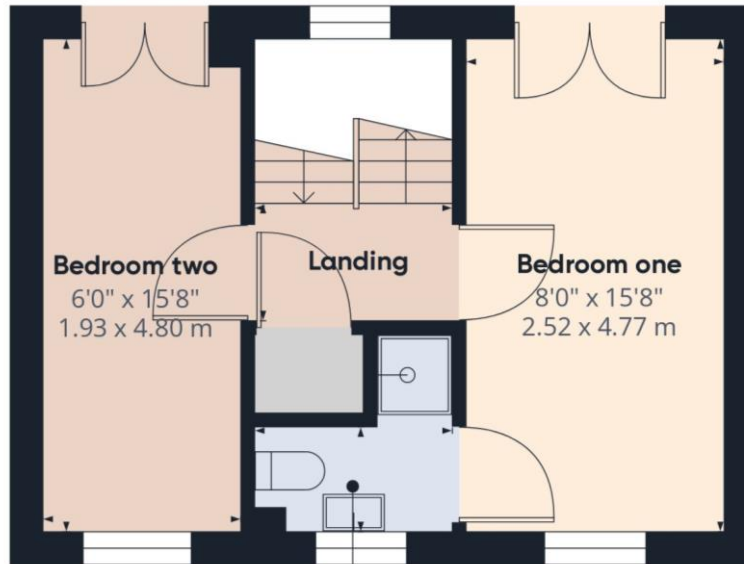
Second floor

**En-suite shower**  
3'0" x 6'4"  
0.78 x 1.96 m

Approximate total area

970.8 ft<sup>2</sup>

90.19 m<sup>2</sup>



First floor

**En-suite shower**  
7'0" x 3'8"  
1.98 x 1.12 m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	88	89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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