



Hollytrees, Bar Hill, Cambridge
CB23 8SG

Pocock + Shaw

94 Hollytrees
Bar Hill
Cambridge
Cambridgeshire
CB23 8SG

A very spacious detached four bedroom bungalow, set on a larger than average corner plot, just a short walk away from a number of shops and the Tesco supermarket.

- Entrance lobby
- Sitting room
- Dining area
- Kitchen
- Inner lobby
- Four bedrooms
- Family bathroom
- Separate WC/ cloaks
- Good sized corner plot
- Single garage

Offers in region of £450,000



A detached four bedroom bungalow set on a good sized mature plot, with off road parking and a single garage. The bungalow features a large open plan L shaped lounge dining room, fitted kitchen and main bathroom with the convenience of a separate WC.

Bar Hill has a primary school just a short walk away along with a number of small shops and the large Tesco supermarket.

Double glazed entrance door to

Entrance lobby Glazed triple wall panel, opening to:

Sitting area 17'11" x 9'8" (5.46 m x 2.95 m) Double radiator, large picture window to the front.

Dining area 16'6" x 11'8" (5.03 m x 3.56 m) Picture window to the rear, radiator, door to inner lobby and door to:

Kitchen 11'2" x 9'0" (3.40 m x 2.74 m) Fitted range of Oak fronted units set under a worksurface, inset one and a quarter bowl single drainer sink unit, further range of base units, space for slot in cooker, part ceramic tiled splashback and matching range of wall mounted cupboards. Wall mounted gas fired heating boiler. Window to the side and glazed door to side. Ceramic tiled floor.

Inner hall 15'11" x 2'11" (4.85 m x 0.89 m) Access to loft space, single cupboard.

Bedroom one 13'9" x 9'11" (4.19 m x 3.02 m) Picture window to the rear and glazed door to the rear, radiator.

Bedroom two 12'7" x 8'11" (3.84 m x 2.72 m) Double radiator, large picture window/door to the side.

Bedroom three 9'3" x 8'5" (2.82 m x 2.57 m) Double radiator, picture window/door to the side.

Bedroom four 9'4" x 6'11" (2.84 m x 2.11 m) Window to the side and radiator.

Bathroom Fitted coloured suite with pedestal wash basin, close coupled WC and bath, fitted shower above. Ceramic tiling to the walls, window to the side, radiator.

Separate WC Counter set wash basin and enclosed cistern WC, window to the side and radiator. Ceramic tiling to the walls.

Outside To the front of the bungalow there is an open plan garden area, with several mature shrubs and bushes. Driveway providing off road parking for one vehicle to:

Single garage 17'8" x 8'7" (5.38 m x 2.62 m) Single up and over door and pedestrian door to the rear garden.

Rear garden A good sized garden area, fully enclosed with a number of mature shrubs and bushes. Patio area, pedestrian side access, main lawn area.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Approximate total area

1035.6 ft²

96.21 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