



Foxhollow, Bar Hill  
CB23 8ES

Pocock + Shaw



81 Foxhollow  
Bar Hill  
Cambridge  
Cambridge  
CB23 8ES

A superbly presented and extremely spacious three bedroom detached home in a residential cul de sac. With a spacious lounge and larger than average kitchen, three good sized bedrooms and first floor bathroom

- Reception hall with cloaks WC
- Sitting room
- Spacious kitchen dining room
- Three good sized bedrooms
- Family bathroom
- Gas radiator heating system
- Single garage
- Enclosed rear garden

Offers in region of £389,500





A traditionally constructed three bedroom detached home in a residential cul de sac, close to the shops and village amenities, along with excellent access to the M11/A14 and Cambridge City.

Set in a corner plot with enclosed rear garden, off road parking and single garage.

**Glazed entrance door to:**

**Reception hall** Stairs rising to the first floor, radiator and ceramic tiling to the floor.

**Cloaks WC** Fitted white suite with counter set wash basin and double cupboard beneath, close coupled WC, radiator and window to the side.

**Sitting room/ dining room** 21'11" x 10'5" (6.68 m x 3.17 m) Radiator, window to the front and double sliding patio doors to the rear garden. Feature fireplace with ornamental surround and mantle, fitted coal effect gas fire. Door to:

**Kitchen** 14'1" x 10'8" (4.29 m x 3.25 m) Well fitted range of shaker style units with contrasting work surface. Inset one and a quarter bowl single drainer sink unit with base unit. Continuation of work surface with space for cooker, space and plumbing for washing machine and dishwasher. Single pantry cupboard. Radiator and window to the rear and door to the rear garden. Wall mounted gas fired Vailant boiler.

**Landing** Large storage cupboard and access to loft space.

**Bedroom one** 11'5" x 10'5" (3.48 m x 3.17 m) Window to the front, radiator and coved cornice.

**Bedroom two** 10'6" x 10'1" (3.20 m x 3.07 m) Window to the rear, radiator and coved cornice. Double fitted sliding door wardrobe.

**Bedroom three** 11'3" x 7'9" (3.43 m x 2.36 m) Window to the front, radiator and coved cornice, double fitted wardrobe.

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

**Outside** The front garden is open plan with flower borders, driveway providing ample off road parking, and gated pedestrian access to a fully enclosed garden, with flower and shrub borders, patio area.

**Single garage** with up and over door.

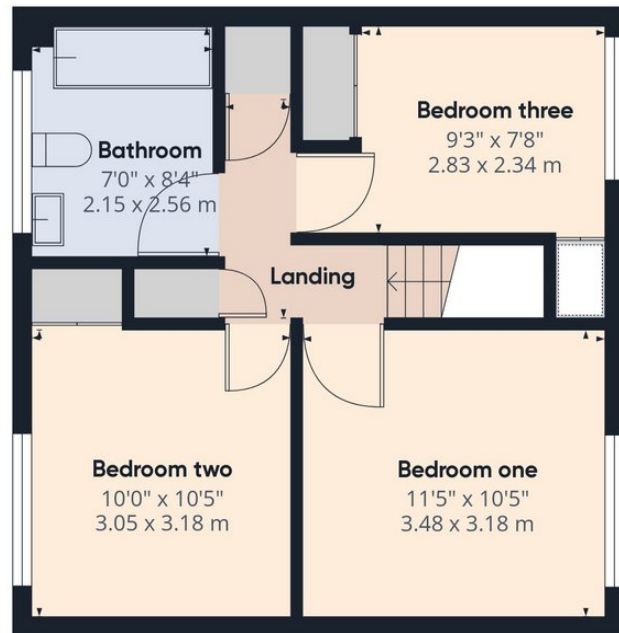
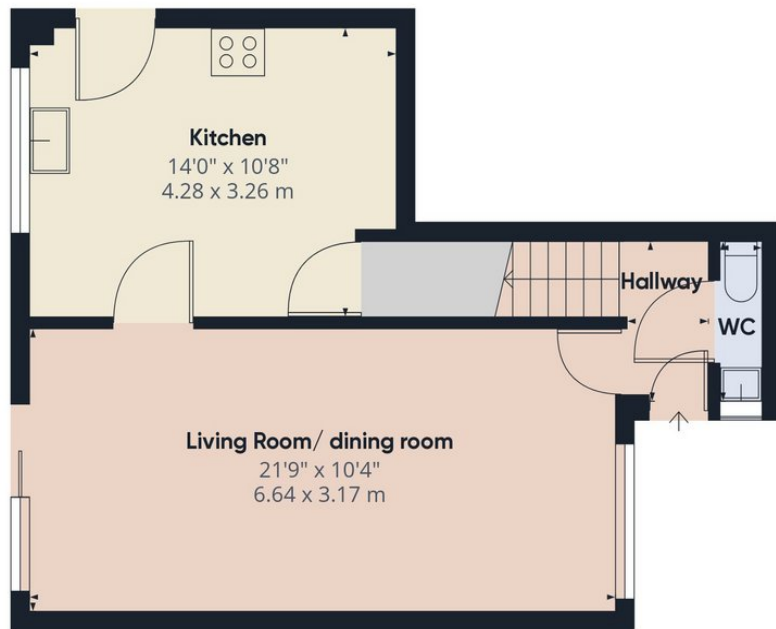
**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock & Shaw





**Approximate total area**

863.51 ft<sup>2</sup>

80.22 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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

# Pocock + Shaw