



38 Rockmill End, Willingham  
Cambridge, CB24 5HY

**Guide price £395,000**

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## 38 Rockmill End Willingham, CB24 5HY

- Detached house
- Built in 2019
- Single garage
- Off-road parking
- Corner plot

A beautifully presented double fronted, detached 3 bedroom family home occupying a corner plot, with an enclosed garden, off-road parking and a single garage, located in the highly sought-after village of Willingham, just 10 miles north of Cambridge.

Built in 2019 and offering over 930sqft of accommodation, the property has a contemporary feel throughout, providing for a lovely balance of family conveniences and modern living. The central hallway has an excellent storage cupboard and an unusually large cloakroom for additional storage. The kitchen dining room is a real highlight with a dual aspect to the front of the property and the garden. There is plenty of space for dining in front of the double doors, and the kitchen itself is fitted with ample cabinets and integrated appliances including a fridge freezer, dishwasher, washing machine, single oven and 4 ring gas hob. There is also matte black 1.5 sink, which blends with the light worktops and soft-grey cabinetry.

Across the hallway is the large living room, again with a lovely dual aspect and bay window. A bespoke multimedia wall with voice control





has been installed with integrated lighting, electric fire, set up for a sound system and wall hung TV.

Upstairs the primary bedroom is a large double room with dual aspect and modern en-suite shower room. This another double bedroom and a large single bedroom. The family bathroom continues the stylish feel with grey tiling over a bath, with shower above, wc and basin, and plenty of space for storage.

The property is set back slightly from the road with a front garden area behind mature hedges, offering excellent privacy. The garden itself is enclosed by a brick wall with a paved seating area accessed from the kitchen, a lawn with boarder shrubs and an additional paved area behind the garage. There are external power outlets and an outside tap.

The single garage can be accessed from the garden and offers an excellent storage solution. There are two off-road parking spaces and an EV charger.

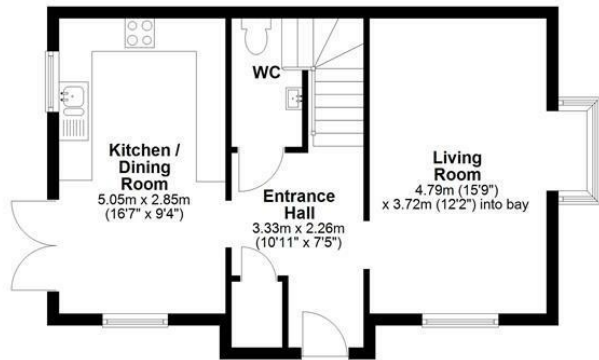
Willingham is a popular village with excellent local amenities including village stores, pubs, recreation ground and primary school. It is also on the guided bus route offering quick access to Cambridge city.

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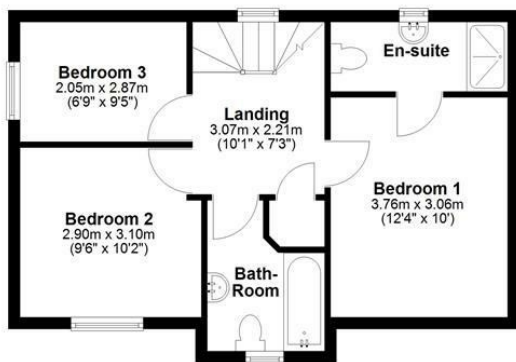
## Ground Floor

Approx. 43.6 sq. metres (469.5 sq. feet)



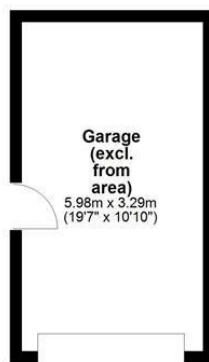
## First Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



## Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)

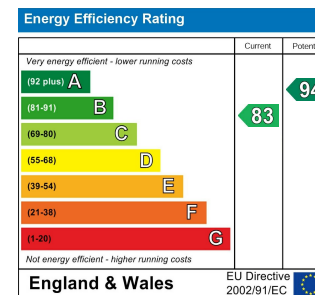


Total area: approx. 87.2 sq. metres (938.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band:

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