

LOCATION Swavesey itself has a diverse community with many families opting for its location, due to the successful primary school and outstanding Ofsted rated village college. There is a convenience store with post office and a thatched village shop situated in an historic market square, as well as various churches, a coffee shop and a public house serving a wide range of real ales. On the green sits an attractive pavilion, used by the community. Swavesey is also fortunate to have the wonderful RSPB nature reserve, with miles of walks along the river and leading to Fen Drayton lakes.



ENTRANCE HALLWAY Oak staircase leading to the first floor, oak doors leading to ground floor accommodation, limestone tiled floor with underfloor heating.

OFFICE 12' 11" x 9' 11" (3.94m x 3.02m) Double glazed window to front, built in cupboard.



LIVING ROOM 25' 0" x 17' 9" (7.62m x 5.41m) Double glazed window to rear overlooking the garden, French doors to garden, double doors leading to kitchen/diner.

KITCHEN/DINER 16' 8" x 11' 8" (5.08m x 3.56m) Bi-fold doors leading to the south facing garden. Fitted with a comprehensive range of wall and base units with Silestone Quartz worktops and inset sink unit, NEFF induction hob, built in oven and microwave, with ceiling mounted extractor, integrated fridge/freezer and dishwasher, porcelain tiled floor with underfloor heating.



UTILITY ROOM 16' 4" x 6' 5" (4.98m x 1.96m) Double glazed window to front, door to side, built in cupboard housing hot water tank. A comprehensive range of wall and base units with inset sink unit and porcelain tiled floor with underfloor heating.

DOWNSTAIRS CLOAKROOM Two piece suite comprising, w.c, hand basin with tiled splash back, porcelain tiled floor with underfloor heating.

FIRST FLOOR LANDING Two double glazed velux windows to front, oak doors off to all rooms, linen cupboard.

BEDROOM ONE 14' 9" x 9' 3" (4.5m x 2.82m) Double glazed window to side, velux window to rear, built in cupboard, loft access (used for storage).



EN-SUITE SHOWER ROOM Obscured double glazed window to side, three piece suite comprising w.c, hand basin, tiled shower cubicle with chrome fittings and chrome heated towel rail, porcelain tiled floor.



BEDROOM TWO 14' 11" x 11' 10" (4.55m x 3.61m) Velux Cabrio balcony roof window to rear, built in wardrobes with shelving and hanging, eaves storage.

BEDROOM THREE 14' 10" x 10' 11" narrowing to 9'6" (4.52m x 3.33m) Velux Cabrio balcony roof window to rear, built in cupboard, eaves storage, radiator.

BEDROOM FOUR 9' 11" x 9' 7" (3.02m x 2.92m) Double glazed window to side, eaves storage, radiator.



FAMILY BATHROOM Double glazed velux window to side, vaulted ceiling, three piece suite comprising w.c, hand basin with mirror and chrome shaver point, bath with tiled splashback, glass shower door with chrome shower fittings, porcelain tiled floor.

SINGLE CAR PORT With oak beams, power and light connected.

REAR GARDEN Mainly laid to lawn, with patio area and well stocked borders, enclosed by fencing and a gated side access.



Workshop

Approximate Gross Internal Area = 164 sq m / 1765 sq ft

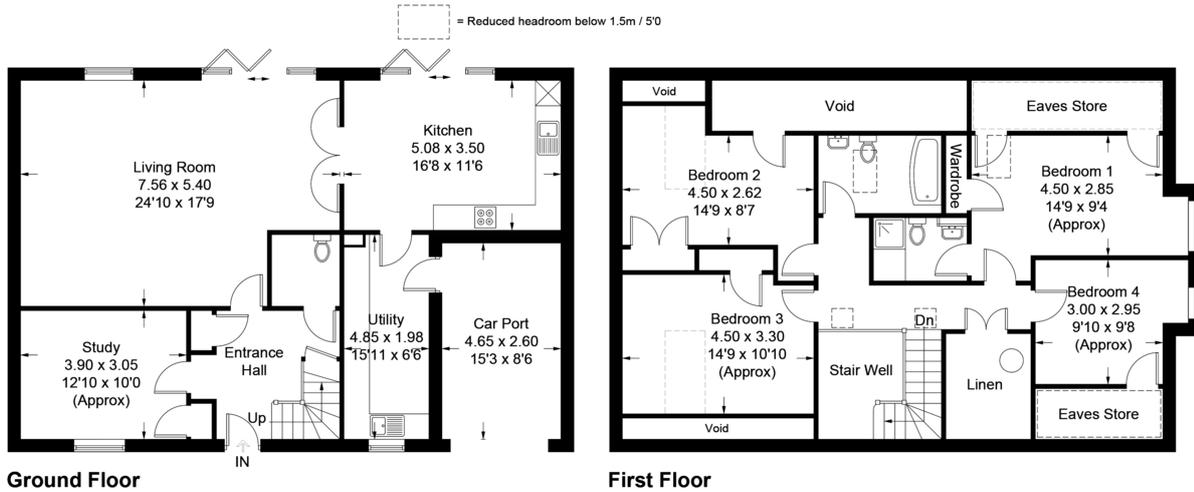


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ESTABLISHED 1885





Workshop, Swan Court, Middlewatch,
Swavesey, Cambridge, CB24 4AG

Guide Price £485,000 Freehold

An office or ground floor bedroom found at the entrance to this property proving a perfect space to work from home. Leading through to the vast living room and kitchen beyond, both with French doors leading to the rear garden, with a separate utility room and adjoining carport. There are four bedrooms and a family bathroom located on the first floor.



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