

ENTRANCE HALL Stairs to galleried landing, under stairs storage cupboard, oak internal doors to all rooms, inset spotlights to ceiling, radiator.

GROUND FLOOR CLOAKROOM WC, hand basin, extractor fan, inset spotlights to ceiling, radiator, tiled floor.

LIVING ROOM 22' 7" x 13' 7" (6.88m x 4.14m) Two double glazed sash windows to front, French doors to garden, two radiators.

FAMILY ROOM 13' 0" x 10' 8" (3.96m x 3.25m) Two double glazed sash windows to side, radiator.

OPEN PLAN KITCHEN/DINING ROOM 23' 6" x 11' 3" (7.16m x 3.43m) Two double glazed sash windows to rear and bi-folding doors to patio. Range of fully fitted wall and base units with drawers under, granite work surface over with return splashback, inset one and a half stainless steel sink unit and mixer tap, double oven and stainless steel Neff four ring gas hob and matching extractor hood, built-in microwave oven, integrated dishwasher and fridge/freezer, radiator, door to utility room.

UTILITY ROOM 11' 4" x 4' 8" (3.45m x 1.42m) Double glazed sash window to rear and door to side. Range of fully fitted wall and base units with drawers under and granite work surface over with return splashback and stainless steel sink unit and mixer tap. Plumbing and space for washing machine and tumble dryer, wall mounted gas boiler, extractor fan, inset spotlights to ceiling, radiator.

FIRST FLOOR GALLERIED LANDING Two double glazed sash windows to front, doors off, airing cupboard housing hot water tank, radiator.

BEDROOM ONE 15' 6" x 14' 11" (4.72m x 4.55m) Two double glazed sash windows to rear, two radiators, door to en suite.

ENSUITE SHOWER ROOM Obscured double glazed sash window to front, WC, hand basin and tiled corner quadrant shower with chrome fittings, chrome heated towel rail, extractor fan, inset spotlights to ceiling.



BEDROOM TWO 13' 5" x 11' 8" (4.09m x 3.56m) Two double glazed sash windows to rear, radiator.

BEDROOM THREE 13' 10" x 11' 5" (4.22m x 3.48m) Double glazed sash window to rear, access to boarded loft space, radiator.

BEDROOM FOUR 13' 3" x 10' 7" (4.04m x 3.23m) Double glazed sash window to front, radiator.

FAMILY BATHROOM Obscured double glazed sash window to front, WC, hand basin and bath, chrome shower fitting, tiled splashback, chrome heated towel rail, extractor fan, inset spotlights to ceiling,

GARDENS AND PARKING Driveway to the front providing off road parking leading to an integral double garage (18'3" x 17'9") with two up and over doors, power and light connected, over head storage.

To the side of the property is a paved courtyard area with storage and gated access to the side.

The rear garden is mainly laid to lawn, enclosed by fencing with mature trees and planting, with flowers and shrubs set to borders and beds, two paved patios and an outside tap.



LOCATION AND FACILITIES 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.

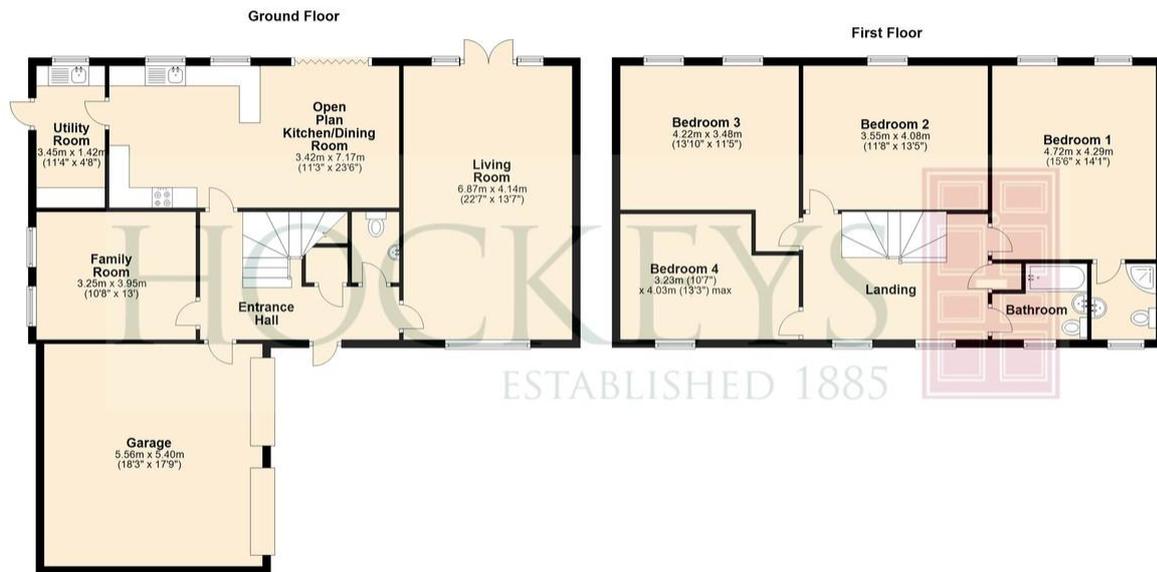
On the green sits an attractive pavilion, used by the community. Swavesey is also fortunate to have the wonderful RSPB nature reserve with miles of walks along the river and leading to Fen Drayton lakes.

With the completion of expansion to the A14, residents now benefit from better flowing traffic and additional local byroads.

The stop for the guided bus is located close to the nature reserve, parallel to the track is a cycle path which is popular for runners and walkers.







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14 Gibraltar Lane, Swavesey, Cambridge,
CB24 4RR
£745,000 Freehold

A superb modern home built to a particularly high standard, with an exquisite interior and an equally appealing garden. The accommodation comprises spacious entrance hall with galleried landing and oak doors throughout, a generous sitting room with French doors leading to the rear of the property. Currently a family room, this versatile space could alternatively provide a perfect area to work from home and the light, open plan kitchen/dining room with granite worksurfaces and integrated appliances, also features bi folding doors which open to the professionally landscaped south/west facing garden. A utility room and w.c, complete the ground floor. With four double bedrooms, the attractive en suite and family bathroom are all accessed from the impressive landing. The double width driveway provides off road parking for three vehicles and leads to the adjoining double garage.



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