

ENTRANCE DOOR External door to kitchen/diner.

KITCHEN/DINER 19' 8" x 10' 1" (5.99m x 3.07m) Double glazed window to front, range of matching base and wall mounted units, drawers under rolled edge worktops, worksurfaces over and tiled splash back. Inset stainless steel one and a half bowl sink unit, stainless steel double oven with five ring gas hob and matching extractor hood over. Integrated dishwasher, space for fridge/freezer, radiator, stairs to first floor.



LIVING ROOM 17' 11" x 11' 11" (5.46m x 3.63m) Double glazed window to rear, patio doors to garden, radiator.

OFFICE/PLAYROOM 11' 6" x 6' 3" (3.51m x 1.91m) Double glazed window to front, radiator, cupboard housing gas and electric meters.

DOWNSTAIRS CLOAKROOM/UTILITY W.C, hand basin inset to vanity, tiled splashback, space and plumbing for washing machine, radiator, extractor fan.

HALF LANDING Stairs to first floor.

FIRST FLOOR LANDING Loft access, doors to bedrooms and bathroom.

BEDROOM ONE 12' 2" x 9' 11" (3.71m x 3.02m) Double glazed window to rear, radiator.

BEDROOM TWO 15' 7" x 7' 8" (4.75m x 2.34m) Double glazed window to rear, radiator, airing cupboard with gas combination boiler and shelving.

BEDROOM THREE 8' 5" x 7' 7" (2.57m x 2.31m) Double glazed window to front, radiator, built in cupboard with shelving.

BATHROOM Obscured double glazed window to front, radiator, w.c, hand basin, bath with tiled splashback and shower attachment over.



GARDENS AND PARKING There is a block paved driveway to the front of the property providing off road parking with gated side access leading into the rear garden and outside tap. The rear garden is mainly laid to lawn, enclosed by fencing with a paved patio area and timber workshop with bike store.



LOCATION Swavesey is located approximately 9 miles (14.48 kilometres) north-west of Cambridge and 9.1 miles (14.65 kilometres) south-east of Huntingdon, at junction 24 on the A14.

VILLAGE INFORMATION Swavesey has a diverse community with many families opting for the location, due to a successful preschool, primary school and village college rated outstanding by Ofsted.



With the expansion of the A14 due to complete in the summer of 2020, the expectation is that the residents will see better flowing traffic and will benefit from the use of the 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.

A few interesting facts about the village are that the meridian line runs through it, was recorded to have previously been occupied with 27 public houses and had a port where boats came into the middle of the village on market street.



On the green sits an attractive pavilion used by the community, as well as a children's play area. Swavesey is also fortunate to neighbour the RSPB nature reserve with miles of walks along the river that leads on to Fen Drayton lakes where many types of wildlife can be found.

FACILITIES There is a convenience store with post office and a thatched village shop situated in the historic market square, which plays host to a number of events such as farmer markets, carol singing and barrel rolling at the well attended May Bank Holiday celebrations.

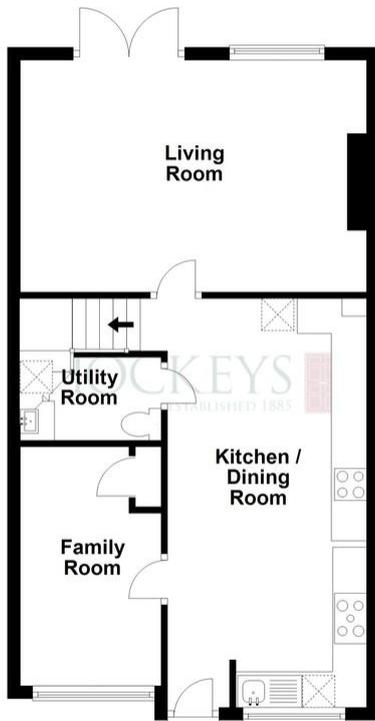


The local pub, The White Horse, often puts on live local music, has a great atmosphere with traditional food available and a wide range of real ales.

Other facilities include various churches, a popular coffee shop, swimming lessons that take place at the windmill which is also a perfect wedding venue with a lake and

Ground Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 93.7 sq. metres (1008.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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22 Priory Avenue, Swavesey, Cambridge,
CB24 4RY

£280,000 Freehold

Situated within the heart of this most sought after village, an extended three bedroom home offering spacious accommodation for a family. A short walk to the successful schools, guided bus into Cambridge, shops and village green. The property benefits from having an open plan kitchen/dining room, office/playroom, a ground floor cloakroom/utility room and has been modernised throughout in recent years.



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