

ENTRANCE HALL Stairs to first floor, doors off, radiator, under stair storage area with built in cupboard with hanging, inset spotlights to ceiling, natural slate tiled floor.

LIVING ROOM 19' 3" x 10' 1" (5.87m x 3.07m) Double glazed bay window to front, two radiators, 19'3 into bay x 10'1".

GROUND FLOOR CLOAKROOM Obscured double glazed window to side, wc, hand basin with tiled splashback, inset spotlights to ceiling, radiator, natural slate tiled floor.

KITCHEN/BREAKFAST ROOM 14' 10" x 11' 9" (4.52m x 3.58m) Double glazed bay window to rear, a range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splash back. Stainless steel four ring gas hob with matching extractor hood, double oven, integrated dishwasher, one and a half stainless sink unit with mixer tap, space for fridge, inset spotlights to ceiling, radiator, natural slate tiled floor, double glazed door to side and door to garage.

DINING ROOM 9' 9" x 9' 1" (2.97m x 2.77m) Double glazed patio doors to garden, radiator.

FIRST FLOOR GALLERIED LANDING Obscured double glazed window to side, inset spotlights to ceiling, doors off, loft access, airing cupboard housing hot water tank and shelving.

BEDROOM ONE 13' 1" x 10' 3" (3.99m x 3.12m) Double glazed window to front, radiator,

ENSUITE SHOWER ROOM Obscured double glazed window to front, wc, hand basin, tiled shower cubicle with chrome fitting, extractor fan, inset spotlights to ceiling.

BEDROOM TWO 12' 1" x 8' 4" (3.68m x 2.54m) Double glazed window to rear, range of built in wardrobes with shelving and hanging, radiator.

BEDROOM THREE 9' 3" x 7' 10" (2.82m x 2.39m) Double glazed window to rear, radiator.

BEDROOM FOUR 9' 3" x 7' 8" (2.82m x 2.34m) Double glazed window to rear, radiator.



FAMILY BATHROOM Obscured double glazed window to front, wc, hand basin, bath, tiled splash back and shower attachment over. Tiled shower cubicle with chrome fitting, inset spotlights to ceiling, extractor fan, radiator.



PARKING AND GARDENS To the front of the property is a block paved driveway providing off road parking, leading to the garage and further gravel parking area. Gated side access leads to rear garden which is mainly laid to lawn and enclosed by fencing with various flowers and shrubs set to borders and beds, paved patio area and outside tap.

INTEGRAL GARAGE 17' 11" x 8' 9" (5.46m x 2.67m) With power and light connected, boiler, plumbing for washing machine.



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 completed 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.



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65 Moat Way, Swavesey, Cambridge,
CB24 4TR

£385,000 Freehold

Situated without a sought after development, close to the many amenities offered within this well regarded village. A perfect family home, with a spacious kitchen/breakfast room and separate dining room, living room with bay window, en suite to master, south/west facing garden and generous parking.



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