

ENTRANCE LOBBY 17' 3" x 7' 9" (5.26m x 2.36m) Doors to entrance hall, kitchen, rear garden and garage.

ENTRANCE HALL Doors off, understairs storage cupboard, double radiator.

LIVING ROOM 17' 11" x 16' 11" (5.46m x 5.16m) Two double glazed windows to front, one double radiator and single radiator, feature brick wall with electric fire.

GROUND FLOOR WC Obscured double glazed window to side, WC, hand basin, half tongue and groove walls, tiled floor.

KITCHEN/BREAKFAST ROOM 17' 8" x 8' 10" (5.38m x 2.69m) Double glazed window to rear. Range of fully fitted wall and base units, drawers under, rolled edge worktop surface over and tiled splashback, sink unit and mixer tap, space and plumbing for washing machine, space for cooker, double radiator, tiled floor.

DINING AREA 15' 0" x 8' 7" (4.57m x 2.62m) Double glazed window to rear and sliding patio doors leading to the rear garden.

STAIRS TO FIRST FLOOR LANDING Doors off, loft access.

BEDROOM ONE 15' 1" x 8' 8" (4.6m x 2.64m) Double glazed window to side and rear, radiator.

EN SUITE Shower and hand basin with fully tiled walls.

DRESSING AREA 9' 1" x 4' 0" (2.77m x 1.22m) Range of built in wardrobes with shelving and hanging, radiator.

BEDROOM TWO 9' 1" x 8' 5" (2.77m x 2.57m) Double glazed window to rear, radiator.

BEDROOM THREE 9' 7" x 8' 1" (2.92m x 2.46m) Double glazed window to front, built in wardrobe with shelving and hanging, radiator.

BEDROOM FOUR 8' 5" x 9' 0" (2.57m x 2.74m) Double glazed window to rear, radiator.

GARDENS AND PARKING To the front of the property is a driveway providing off road parking leading to the

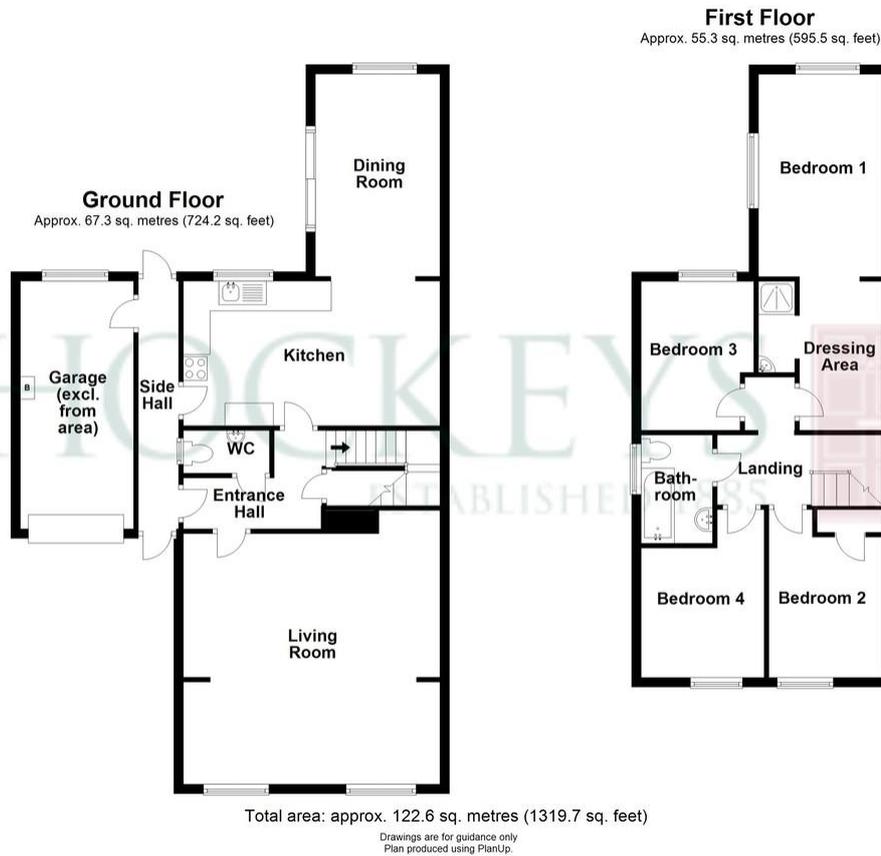


garage. Adjoining single brick built garage with window to rear, up and over door, overhead storage, power and light connected, wall mounted gas boiler.

Gated access that leads to the side garden which is mainly laid to lawn and enclosed by fencing with various flowers and shrubs to borders and beds. This opens out to the rear garden which is also laid to lawn and enclosed by fencing, paved patio area and 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 expansion of the A14 completed in the summer of 2020, this road way now provides an easier flow of traffic and 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.





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23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

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4 Taylors Lane, Swavesey, Cambridge,
CB24 4QN

£350,000 Freehold

Prominently positioned within the heart of this sought after village, is this four bedroom extended house which offers ideal accommodation for a family. The extension to the rear includes a second reception room which is open plan to the kitchen/dining, a master bedroom with dressing are and en suite and the front extension has increased the sitting room to a generous and social space. The corner plot garden is south/west facing and there is also the advantage of a garage and enclosed lobby.



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