

ENTRANCE HALL Double glazed window, stairs to first floor, oak doors off, cloaks area, Amtico flooring.

KITCHEN/BREAKFAST ROOM 18' 1" x 10' 5" (5.51m x 3.18m) Two double glazed windows to front. Range of fully fitted wall and base units, drawers under, rolled edge worktop surface over, return tiled splash back, ceramic sink unit, integrated freezer, two fridges, dishwasher, double oven, combination microwave oven, four ring hob and extractor, tiled floor, two under stair storage cupboards.



STORAGE ROOM 10' 7" x 3' 10" (3.23m x 1.17m) Shelving.

GROUND FLOOR SHOWER ROOM Obscured double glazed window to side, WC, hand basin, tiled walk in shower cubicle with chrome fittings, gun metal heated towel rail, tiled floor.

DINING ROOM 13' 3" x 10' 11" (4.04m x 3.33m) Open plan to living room, radiator, Amtico flooring.



LIVING ROOM 13' 9" x 13' 3" (4.19m x 4.04m) French doors to garden, log burning stove inset to brick fireplace, radiator, Amtico flooring and door to family room.

FAMILY ROOM 22' 0" x 10' 6" (6.71m x 3.2m) French doors to garden, sky light, double glazed full height window, inset spotlights to ceiling, door to storage room.



FIRST FLOOR LANDING Airing cupboard, loft access, doors off.

BEDROOM ONE 11' 1" x 10' 10" (3.38m x 3.3m) Double glazed window to rear, radiator.

BEDROOM TWO 9' 8" x 8' 11" (2.95m x 2.72m) Double glazed window to front, radiator.

BEDROOM THREE 10' 11" x 6' 7" (3.33m x 2.01m) Double glazed window to rear, radiator.

BEDROOM FOUR 8' 2" x 6' 6" (2.49m x 1.98m) Double glazed window to front, radiator.

FAMILY BATHROOM Obscured double glazed window to side, WC, hand basin inset to vanity unit, bath with tiled



splash back, chrome heated towel rail, tiled floor.

GARDENS AND PARKING The front of the property is mainly laid to lawn with a driveway providing off road parking, timber bin and log store. The rear garden is mainly laid to lawn with a raised timber decked area and various flowers and shrubs set to borders and beds, a timber shed and outdoor bar area.

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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12 Carters Way, Swavesey, Cambridge,
CB24 4RZ

£365,000 Freehold

Situated in the heart of this ever popular village, a short walk to excellent schools, the village green, shops and guided bus into Cambridge. The property has been extended and improved in recent years and offers versatile accommodation for a family. The kitchen is recently refitted, the open plan living/dining room overlooks the generous garden. In addition to this is a third reception room/ground floor fifth bedroom and a modern shower room completes the ground floor. The first floor comprises four bedrooms and family bathroom. Within the garden is a large decked area, timber shed and outside bar area.



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