

ENTRANCE HALL Stairs to first floor, doors leading to ground floor rooms, tiled floor.

KITCHEN/BREAKFAST ROOM 13' 11" x 12' 0" (4.24m x 3.66m) Double glazed windows to front, side and sash window to rear. Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splashback, space for full height fridge and freezer, space for range cooker with extractor hood over, plumbing and space for dishwasher and washing machine, freezer, radiator, tiled floor and stable door leading to the conservatory.



CONSERVATORY 17' 7" x 8' 9" (5.36m x 2.67m) Brick built and double glazed with French doors to garden, tiled floor, glazed door leading to living room.

LIVING ROOM 17' 7" x 16' 4" (5.36m x 4.98m) Double glazed window to rear and two double glazed windows to side, original inglenook brick fireplace with inset log burning stove, built in cupboard to recess, feature beams to ceiling and door to dining room.



DINING ROOM 16' 6" x 13' 9" (5.03m x 4.19m) Double glazed bay window to front, two radiators, under stairs storage cupboard, timber beams and panelling to walls, log burning stove inset to brick built fireplace.

FIRST FLOOR LANDING Double glazed sash style window to front, stairs to second floor, doors off.

BEDROOM ONE 14' 2" x 12' 3" (4.32m x 3.73m) Double glazed window to side, loft access, walk in wardrobe with shelving and hanging, radiator and door to en suite.

EN SUITE BATHROOM Double glazed window to rear, WC, hand basin inset to vanity unit with tiled splashback, bath and heated towel rail.

BEDROOM TWO 12' 0" x 10' 11" (3.66m x 3.33m) Double glazed sash style window to front, range of fully fitted wardrobes with shelving and hanging, radiator.

BEDROOM FIVE 8' 11" x 7' 11" (2.72m x 2.41m) Double glazed sash style window to front, radiator.

FAMILY BATHROOM Two double glazed windows to rear, WC, hand basin, corner bath, tiled splashback,



electric shower over, airing cupboard housing hot water tank and shelving, chrome heated towel rail.

SECOND FLOOR LANDING Built in cupboard, door to bedrooms three and four.

BEDROOM THREE 14' 1" x 11' 6" (4.29m x 3.51m)
Double glazed window to front, radiator.

BEDROOM FOUR 11' 0" x 10' 9" (3.35m x 3.28m) Velux window to rear, loft access, radiator.

PARKING AND GARDENS To the front of the property is a small walled garden. With a vehicle right of way to the rear of the property and double gated entrance leads to the rear garden which provides off road parking and is mainly laid to lawn, enclosed by fencing, various flowers and shrubs set to borders and beds, paved patio area, summerhouse, bike store and brick bbq.

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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18 Middle Watch, Swavesey, Cambridge,
CB24 4RN

£375,000 Freehold

A chain free, period home prominently situated within the centre of this much requested village. The property dates back to the mid 1880's and retains some of its original features. A former brewery, with accommodation approaching 1800sqft, this interesting piece of history offers versatile and generous accommodation for a family or professionals requiring a space to work from home. With a south/westerly facing garden and vehicle access to the rear.



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