

ENTRANCE HALL Stairs to first floor, under stairs storage cupboard, doors off, radiator.



DINING ROOM 11' 8" x 9' 9" (3.56m x 2.97m) Double glazed French doors to garden, double radiator.

SITTING ROOM 15' 5" x 11' 9" (4.7m x 3.58m) Double glazed window to rear, gas fire, radiator.

KITCHEN 10' 3" x 6' 6" (3.12m x 1.98m) Double glazed window to front, range of fully fitted wall and base units with drawers under and rolled edge worktop surface over and tiled splashback, one and half stainless steel sink unit and mixer tap, plumbing and space for dishwasher, stainless oven and hob with extractor hood over, open plan to utility area and breakfast room.



UTILITY AREA AND BREAKFAST ROOM 13' 7" x 8' 8" (4.14m x 2.64m) Double glazed window to front and French doors to garden, door to side, space and plumbing for washing machine, space for fridge/freezer, radiator.

GROUND FLOOR CLOAKROOM Obscured double glazed window to side, WC, hand basin, tiled splashback, extractor fan, inset spotlights to ceiling.

FIRST FLOOR LANDING Double glazed window to front.

BEDROOM ONE 14' 6" x 10' 6" (4.42m x 3.2m) Double glazed window to rear, radiator.

BEDROOM TWO 11' 9" x 10' 6" (3.58m x 3.2m) Double glazed window to rear, radiator.

BEDROOM THREE 7' 11" x 6' 0" (2.41m x 1.83m) Double glazed window to front, built in wardrobe, radiator.



FIRST FLOOR BATHROOM Double glazed window to front, WC, hand basin, bath with electric shower over, airing cupboard housing hot water tank.

PARKING AND GARDENS To the front of the property is a large expanse of lawn with hedging and fencing to the boundary, side access leads to the rear garden which is mainly laid to lawn and enclosed by fencing with various flowers and shrubs set to borders and beds, timber shed.

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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11 Whitton Close, Swavesey, Cambridge,
CB24 4RT

£320,000 Freehold

Set within a particularly large corner plot garden, which offers scope for further development subject to the necessary consent. The property is a short walk to the outstanding village college and primary school, shops, coffee shop, guided bus and walks in the nature reserve. With generously proportioned reception rooms, a modern kitchen which extends to a breakfast room with utility area and ground wc. The first floor comprises three good size bedrooms and a bathroom.



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