

ENTRANCE HALL Stairs to first floor, doors off to reception rooms, radiator, under stairs storage area.

LIVING ROOM 19' 2" x 10' 5" (5.84m x 3.18m) Double glazed window to front and patio doors to garden, two radiators.

GROUND FLOOR CLOAKROOM Obscured double glazed window to rear, WC, hand basin inset into vanity unit with tiled splashback, chrome heated towel rail and tiled floor.

KITCHEN 11' 8" x 11' 1" (3.56m x 3.38m) Double glazed window to rear, range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splashback. One and a half sink unit and mixer tap, stainless steel oven with four ring gas hob and extractor hood over, plumbing and space for dishwasher and washing machine, space for fridge/freezer, cupboard housing wall mounted boiler, radiator, tiled floor.

DINING ROOM 10' 10" x 8' 9" (3.3m x 2.67m) Double glazed window to front, radiator.

FIRST FLOOR LANDING Doors off to all rooms, airing cupboard housing hot water tank with shelving, loft access, partially boarded loft space.

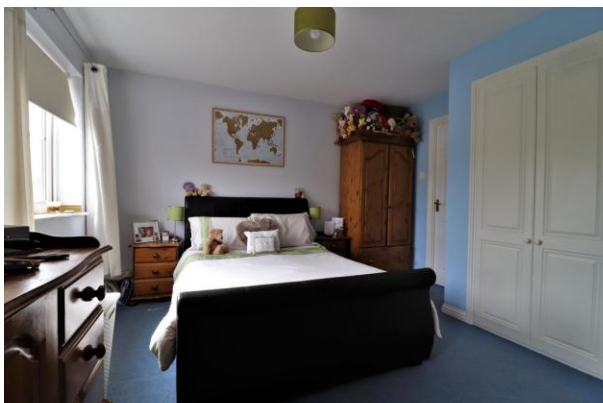
BEDROOM ONE 13' 6" x 12' 0" (4.11m x 3.66m) Two double glazed windows to front, range of fully fitted wardrobes with shelving and hanging, radiator.

SHOWER ROOM Obscured double glazed window to rear, WC, hand basin, tiled shower cubicle, radiator, extractor fan, shaver point.

BEDROOM TWO 8' 2" x 8' 1" (2.49m x 2.46m) Double glazed window to front, double built in wardrobe with shelving and hanging, radiator.

BEDROOM THREE 9' 9" x 6' 9" (2.97m x 2.06m) Double glazed window to rear, radiator.

BEDROOM FOUR 10' 7" x 6' 9" (3.23m x 2.06m) Double glazed window to rear, radiator.



FAMILY BATHROOM Obscured double glazed window to side, WC, hand basin, bath, tiled splashback with shower attachment over, radiator.

PARKING AND GARDENS To the front of the property is a lawned garden and a block paved driveway provides off road parking leading to a single brick built garage with up and over door, power and light connected, overhead storage, personnel door to garden.

Rear garden is a corner plot mainly laid to lawn and enclosed by fencing, various flowers and shrubs set to borders and beds, timber decked 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 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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107 Moat Way, Swavesey, Cambridge,
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£395,000 Freehold

Situated within a sought after development, a short walk to the wide range of amenities offered within this much requested village. The property comprises entrance hall, lounge with French doors to the corner plot garden. The dining room opens to the kitchen providing scope to be open plan. There are two double and two single bedrooms, en suite to master and family bathroom on the first floor. With a garage alongside the property and ample parking.



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