

**ENTRANCE HALL** Built-in storage with shelving and hanging, built-in under stairs storage cupboard, stairs to first floor, doors off, full height radiator.

**OFFICE/FOURTH BEDROOM** 17' 4" x 8' 0" (5.28m x 2.44m) Double glazed window to front, radiator.

**GROUND FLOOR SHOWER ROOM WC**, hand basin, tiled shower cubicle with electric shower, double mirror fronted wall mounted cabinets, extractor fan, inset spotlights to ceiling, chrome heated towel rail, tiled floor.

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

**FAMILY AREA** 17' 6" x 9' 4" widening to 10' 7" (5.33m x 2.84m) Log burning stove inset to fireplace with oak surround and marble hearth, open plan to kitchen/dining area.

**KITCHEN/DINING AREA** 18' 8" x 17' 0" narrowing to 10' 4" (5.69m x 5.18m) Two velux windows to vaulted ceiling, double glazed window to rear. Double glazed French doors to garden, range of built-in wall and base units in high gloss finish with solid wood butchers block work surface over and tiled splashback. One and a half stainless steel sink unit and mixer tap, built-in oven, hob and extractor hood over, plumbing and space for dishwasher, space for fridge/freezer, full height radiator, engineered oak flooring. Door to utility room.

**UTILITY ROOM** 10' 5" x 4' 5" (3.18m x 1.35m) Double glazed window to side and door to garden. Range of built-in wall and base units in high gloss finish with work surface over and stainless steel sink unit and mixer tap, plumbing and space for washing machine, space for tumble dryer and additional fridge, radiator, extractor fan.

**STAIRS TO FIRST FLOOR LANDING** Double glazed window to front, doors off, access to insulated loft, airing cupboard housing boiler with shelving.

**BEDROOM ONE** 14' 0" x 9' 1" (4.27m x 2.77m) Double glazed window to rear, original cast iron fireplace with tiled surround, radiator.

**BEDROOM TWO** 10' 9" x 9' 11" (3.28m x 3.02m) Double glazed window to rear, built-in cupboard, radiator.



**BEDROOM THREE** 9' 6" x 7' 2" (2.9m x 2.18m) Double glazed windows to front and side, radiator.

**FAMILY BATHROOM** Obscured double glazed window to front, wc, hand basin and bath with chrome shower fitting, chrome heated towel rail, Victorian style radiator, wall mounted built-in cupboard and tiled flooring with under floor heating.

**GARDENS AND PARKING** The rear garden is mainly laid to lawn and enclosed by fencing, paved patio area, raised vegetable growing beds, outside tap and two electric points. Gated side access.

To the front of the property is a lawned area with various flowers and shrubs set to borders and beds, gravel driveway providing off road parking for numerous vehicles.

**HOME OFFICE** 16' 8" x 10' 6" (5.08m x 3.2m) Two double glazed windows to front and French doors, timber clad and fully insulated with power and light connected, air conditioning and internet access, built-in projector screen and mount, built-in storage, inset spotlights to ceiling.

**WORKSHOP** 15' 10" x 9' 10" (4.83m x 3m) Timber framed with windows to side and over head storage, timber doors, power connected.

**WOOD/BICYCLE STORE** 9' 10" x 5' 7" (3m x 1.7m) At rear of workshop.

**AGENTS NOTE** This property benefits from cavity wall insulation.

**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.



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106 Middle Watch, Swavesey,  
Cambridge, CB24 4RP

£380,000 Freehold

A chain free, three/four bedroom end of terrace house situated a short walk to the wide range of amenities offered within the sought-after village. The property have been extended and modernised throughout and includes an attractive, open plan kitchen/dining/family room with vaulted ceiling, a separate utility room and French doors which lead out to the large, south facing garden. There is also a ground floor fourth bedroom or office, spacious entrance hall with ground floor shower room. The first floor comprises two double and one generous single bedroom, with modern family bathroom. The generous driveway provides off road parking for numerous vehicles and within the south facing rear garden is a detached, insulated home office and timber workshop.



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