

ENTRANCE HALL Doors off, stairs to first floor and radiator.

KITCHEN 11' 10" x 7' 2" (3.61m x 2.18m) Double glazed window to front, stainless steel sink with drainer and mixer tap, plumbing for dishwasher, gas hob and electric oven with extractor hood over, low level and eye level base units and drawers, space for fridge/freezer, water softener under sink and radiator.

GROUND FLOOR CLOAKROOM Low level WC, basin with tiled splashback and extractor fan and radiator.

LOUNGE 18' 10" x 10' 1" (5.74m x 3.07m) Double glazed window to rear, double glazed doors opening out to conservatory, space for fireplace with wood surround and marble hearth and two radiators.

DINING ROOM/STUDY 12' 6" x 7' 7" (3.81m x 2.31m) Double glazed window to front, built-in storage cupboard housing plumbing for washing machine, radiator and laminate flooring.

CONSERVATORY 17' 3" x 9' 7" (5.26m x 2.92m) Double glazed doors opening out to rear garden, double glazed windows to rear and side, power and electric heater.

STAIRS TO FIRST FLOOR LANDING Obscured double glazed window to side, access to partially boarded loft, airing cupboard housing hot water tank and doors off to bedrooms.

BEDROOM ONE 10' 10" x 9' 10" (3.3m x 3m) Double glazed windows to front, built-in double wardrobe, radiator and door to ensuite.

ENSUITE Obscured double glazed windows to side, low level WC, basin with tiled splashback and enclosed shower cubicle, extractor fan and radiator.

BEDROOM TWO 12' 0" x 8' 3" (3.66m x 2.51m) Double glazed window to rear, double built-in wardrobe and radiator.

BEDROOM THREE 8' 8" x 7' 8" (2.64m x 2.34m) Double glazed window to front and radiator.

BATHROOM Obscured double glazed window to rear, low



level WC, basin with tiled splashback and panelled bath with shower over, extractor fan and radiator.

GARDENS AND PARKING Rear garden is enclosed by fencing and backing onto fields with a patio area, mainly laid to lawn, raised timber shed, side access both sides.

To the front is a paved double driveway with a further gravel parking space.

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.

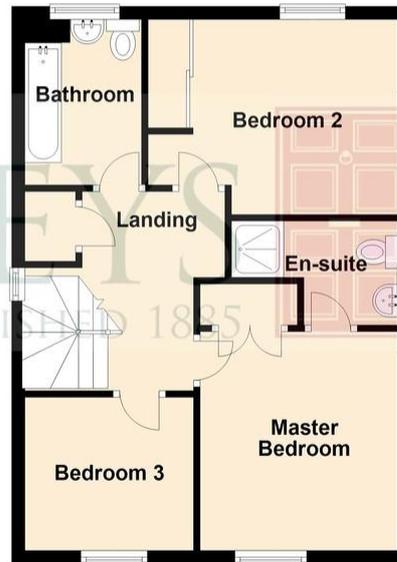
With the completion of expansion to the A14, residents now benefit from better flowing traffic and additional local byroads. The stop for the guided bus is located close to the nature reserve, parallel to the track is a cycle path which is popular for runners and walkers.



Ground Floor



First Floor



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33 Whitegate Close, Swavesey,
Cambridge, CB24 4TT

£335,000 Freehold

This spacious and well-presented three-bedroom detached house is located on this sought after village and development. The property comprises a modern kitchen/breakfast room to the front, a spacious entrance hall and ground floor wc. The living/dining room is positioned across the rear and opens onto a conservatory and the rear garden which overlooks fields to the rear. The integral garage has been converted to dining room/study. There are three bedrooms, en suite to the master and fitted wardrobes and a family bathroom all accessed via the landing. There is a blocked paved driveway to the front.



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