

ENTRANCE HALL Doors leading off, built-in storage cupboard, glass and oak staircase leading to first floor, radiator, inset spotlights to ceiling.



FAMILY ROOM 11' 4" x 10' 8" (3.45m x 3.25m) Double glazed windows to front and side. Radiator.

OPEN PLAN KITCHEN/DINER

KITCHEN AREA 18' 2" x 13' 1" (5.54m x 3.99m) Double glazed window to rear. Range of fully fitted wall and base units with drawers under quartz work surface over and return splashback, one and a half stainless steel sink unit with mixer tap. In-built stainless steel oven, four ring gas hob and extractor hood over, second in-built oven with combination microwave oven and grill, integrated dishwasher, full height fridge and freezer. Under stairs storage cupboard and radiator. Open plan to dining area.



DINING AREA 11' 4" x 7' 9" (3.45m x 2.36m) Open plan to living room, doors to ground floor bedroom and shower room.

LIVING AREA 23' 8" x 15' 1" (7.21m x 4.6m) Double glazed window to side. Double glazed bi-folding doors leading to rear garden. Lantern skylight, in-built speakers, inset spotlights to ceiling, two radiators.



GROUND FLOOR BEDROOM FIVE/OFFICE 14' 9" x 9' 0" (4.5m x 2.74m) Double glazed window to front. Radiator, inset spotlights to ceiling.

GROUND FLOOR SHOWER ROOM Obscured double glazed window to rear. Wc, hand basin inset to vanity unit with tiled splashback and solid wood butchers block shelf, walk-in tiled double shower cubicle with chrome fittings, chrome heated towel rail, mirror with in-built light, extractor fan, inset spotlights to ceiling, tiled floor.

UTILITY ROOM 14' 9" x 8' 11" (4.5m x 2.72m) Double glazed window to front. Range of built-in wall and base units with work surface over and return splashback, in-built sink unit and mixer tap, plumbing and space for washing machine, space for tumble dryer, double airing cupboard housing hot water tank and shelving, radiator.



STAIRS TO FIRST FLOOR LANDING Glass and oak staircase, doors off, inset spotlights to ceiling.

BEDROOM ONE 18' 3" x 10' 3" (5.56m x 3.12m) Double glazed window to front. Inset spotlights to ceiling, radiator.

ENSUITE SHOWER ROOM Obscured double glazed window to rear. Wc, hand basin inset to vanity unit with tiled splashback and solid wood butchers block shelf, double tiled walk-in shower cubicle with chrome fittings, inset spotlights to ceiling, tiled floor.

BEDROOM TWO 13' 11" x 9' 11" (4.24m x 3.02m) Double glazed window to front. Radiator.

BEDROOM THREE 10' 6" x 10' 0" (3.2m x 3.05m) Double glazed window to rear. Radiator, loft access.

BEDROOM FOUR 9' 6" x 8' 0" (2.9m x 2.44m) Double glazed window to front. Radiator.

FAMILY BATHROOM Obscured double glazed window to rear. Wc, hand basin and bath, chrome shower fitting, fully tiled walls, chrome heated towel rail, mirror with in-built light, inset spotlights to ceiling, tiled floor.

GARDENS AND PARKING To the front of the property is a gravel driveway providing off-road parking for numerous vehicles with fencing to the boundary.

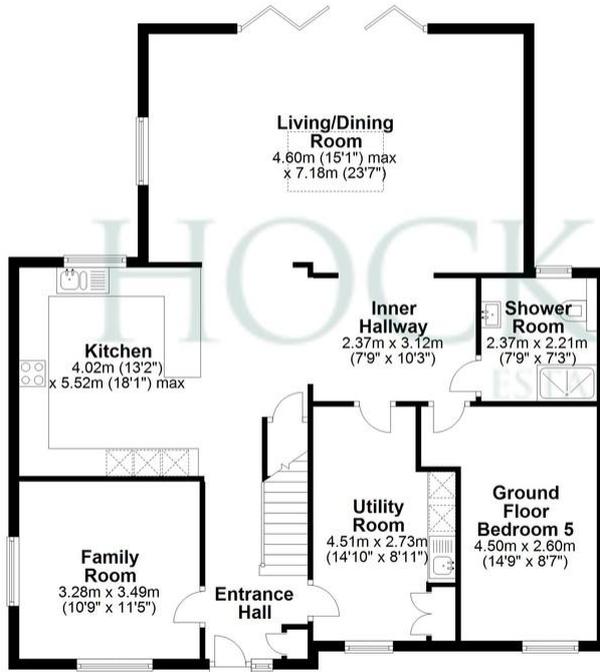
Pedestrian access leads to the landscaped rear garden which is mainly laid to lawn with a large expanse of patio, raised railway sleeper beds, enclosed by fencing, timber shed - to follow.

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.



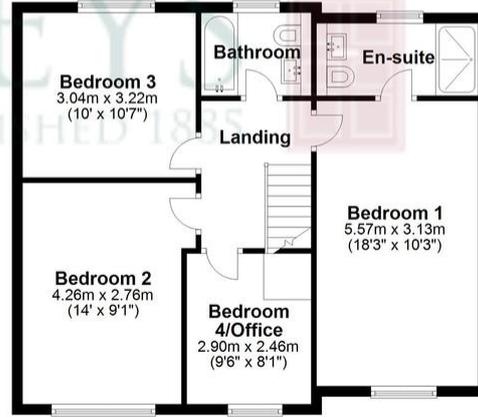
Ground Floor

Approx. 112.9 sq. metres (1215.2 sq. feet)



First Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



Total area: approx. 175.8 sq. metres (1891.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





32 Boxworth End, Swavesey,
Cambridge, CB24 4RA

£625,000 Freehold

A superbly renovated, five bedroom detached house with accommodation of almost 2,000 sq ft.

The property comprises a spacious entrance hall with oak and glass staircase, a beautiful kitchen with integrated appliances and a generous separate utility/boot room. The kitchen is open plan to the dining room and living room with bi-folding doors and a lantern skylight. There is also a fifth ground floor bedroom and shower room. There four bedrooms on the first floor, with an en-suite to master and family bathroom, both fitted with tasteful and high quality sanitary-ware.

The gravel driveway provides off road parking for numerous vehicles. The landscaped garden is south/west facing and includes a large shed.



HOCKEYS
ESTABLISHED 1885

