



Moat Way, Swavesey, CB24 4TR
£375,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Chain free, three bedroom detached house situated within a popular residential area in the heart of the sought after village of Swavesey. The property benefits from having a larger garden, due to the vendors purchasing additional adjoining land, an open plan kitchen/dining room and en suite to master, with a garage and workshop.

INTERIOR

The entrance hall leads to ground floor WC, the kitchen and sitting room, with an open plan kitchen and dining room, patio doors lead onto the generous garden. The master bedroom includes a range of built in wardrobes, plus an en suite shower room. There are also two further bedrooms and a family bathroom.

EXTERIOR

To the front of the property is a block paved driveway and gravelled front garden, a gated entrance leads to the rear garden. Having purchased an adjoining parcel of land, the garden is a larger than average size, compared to other three bedrooms homes within the development. The garden is mainly to lawn, with decking, pond, an abundance of mature shrubs and trees, and paved patios, the additional lawn area beyond the workshop provides an ideal space for a trampoline, shed or vegetable growing area.

LOCATION

KEY FEATURES

- No Chain
- Outstanding Rated Village College
- Detached House
- Open Plan Kitchen/Dining Room
- Central Village Location
- En Suite To Master
- Generous Garden
- Garage And Workshop
- Access To Cambridge
- On Guided Bus Route





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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Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
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APPROX. GROSS INTERNAL FLOOR AREA 1161 SQ FT 107.8 SQ METRES (INCLUDES DETACHED GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are

ADDITIONAL INFORMATION

Local Authority
South Cambs DC

Council Tax Band
D

Services
Mains Gas, Water and Electric

Transport Links
A14, M11 and A1
Guided Bus Stop Longstanton
Nearest Train Stations Huntingdon 10 Miles,
Cambridge North 10 Miles

Energy Rating
Energy Efficiency Rating TBC.

Tenure & Possession
Freehold

Vendors Position
No Chain

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.