



Moat Way, Swavesey, CB24 4GQ  
£485,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

Offered for sale in excellent condition, this attractive modern family home is located within a sought after development, a short walk to the many amenities within the popular village of Swavesey.

## INTERIOR

The accommodation comprises a spacious entrance hall with ground floor wc, partly converted garage which provides a useful utility room. The living room is open plan to the dining room with French doors to the landscaped rear garden. Both the kitchen, bathroom and en suite have modern fittings and the four bedrooms are all doubles. The property has also been recently re-decorated and re-carpeted throughout, providing an ideal home for a family.

## EXTERIOR

To the front of the property is a block paved driveway providing off road parking.

A gated access leads to the rear which comprises a paved patio area and an expanse of lawn, established trees offer privacy from neighbouring properties and the garden is fully enclosed by fencing.



## LOCATION

### KEY FEATURES

- Detached
- Enclosed Rear Garden
- Integral Garage
- Outstanding Village College
- Separate Dining Room
- Sought After Village Location
- En-Suite
- Guided Busway
- Utility Room
- Close to Village Amenities





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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## ADDITIONAL INFORMATION

**Local Authority**  
 South Cambs District Council

**Council Tax Band**  
 E

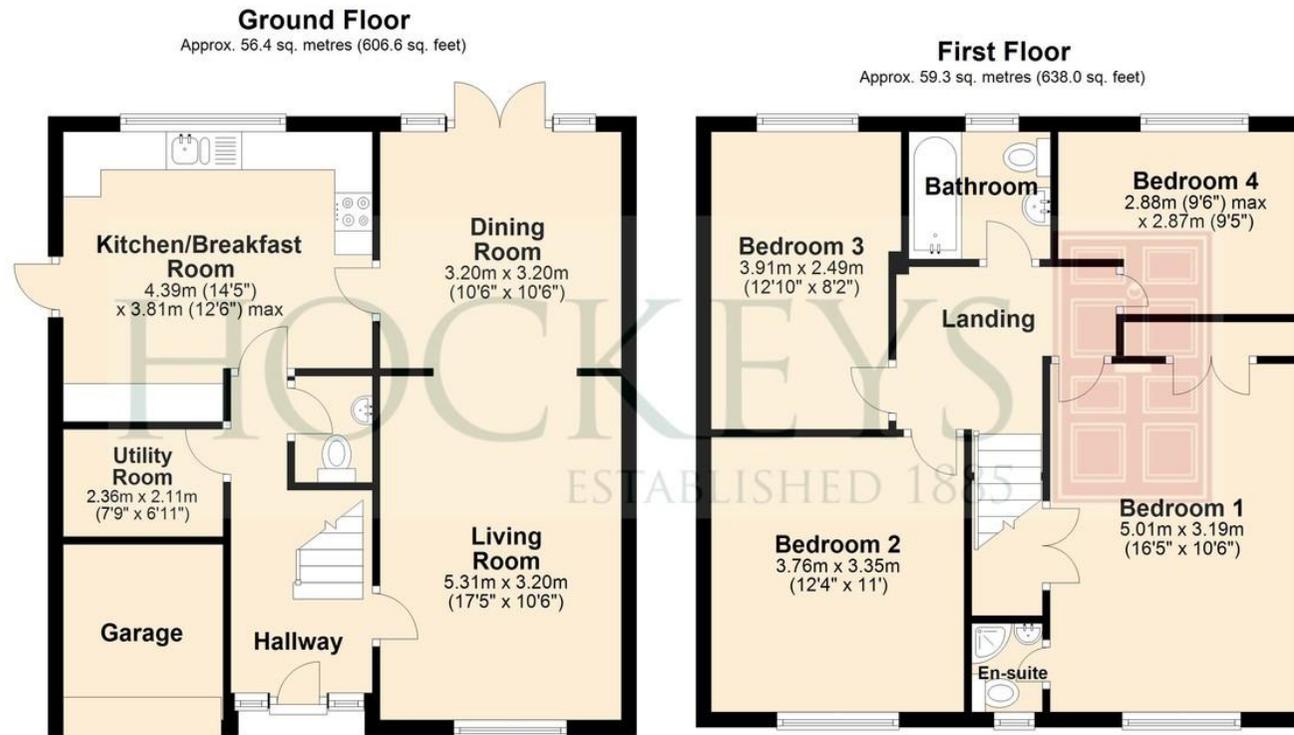
**Services**  
 Mains

**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 D

**Tenure & Possession**  
 Freehold

**Vendors Position**  
 Chain



Total area: approx. 115.6 sq. metres (1244.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D	68   d	
39-54	E		
21-38	F		
1-20	G		

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.