



Hobbledods Close, Swavesey, CB24 4QH
£550,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Situated within a private cul-de-sac of just four properties, central to the village and its wide range of amenities, is this individual four bedroomed detached family home.

The property was built in the early 1990's and has never been on the open market. The property offers the ideal accommodation for a family and is surrounded by mature garden with a detached double garage and ample parking.

INTERIOR

Entrance porch with an area for coat and shoes, leading to the ground floor cloakroom then onto the spacious entrance hallway with stairs leading to the first floor and understairs storage cupboard. Much requested office and doors leading on to further reception rooms. A large south facing sitting room with double doors leading into the dining room and conservatory beyond. The kitchen is large enough to accommodate a breakfast table and there is a useful separate utility room.

The first floor landing includes an airing cupboard and provides access to all of the first floor accommodation. Master bedroom with a range of built-in wardrobes and leading onto an ensuite shower room. Bedroom two with built-in wardrobes. Two further bedrooms and family bathroom complete the first floor accommodation.

EXTERIOR

KEY FEATURES

- Individual detached house
- Four bedrooms
- Home office
- Private garden
- Double garage
- Solar panels
- Easy access to Cambridge
- On guided busway route
- Outstanding rated Village College





To the front of the property is a landscaped garden with block paved drive providing off road parking for numerous vehicles leading to a detach double garage with powered up and over door, overhead storage, personal door to the garden and with power and light connected. Gated access leads to the rear garden which is fully enclosed and established with various mature trees, shrubs and flowers set to borders and beds. Box hedging and a vegetable growing area with soft fruit bushes and a fig. There is also a large patio area and artificial turf for low maintenance.

LOCATION

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.

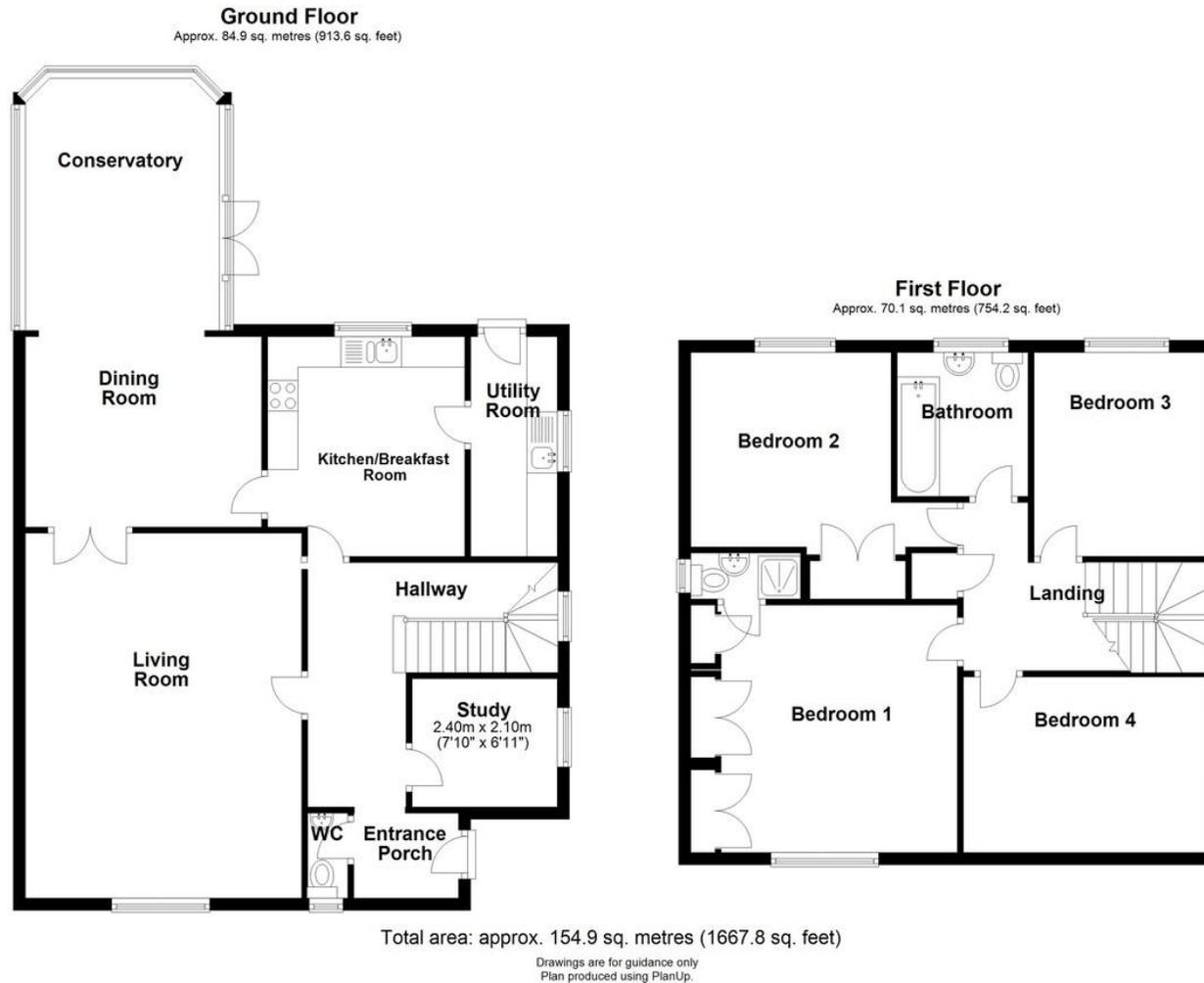


Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

www.hockeys.co.uk

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ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band F
2021/2022 Annual £2,827

Services
Mains gas and electric, solar panels

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

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 c	
55-68	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.