



77 Swaynes Lane, Comberton, Cambridge, CB23 7EF
Offers In Excess Of £650,000 Freehold



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A STUNNING, 4 BEDROOM SEMI-DETACHED HOUSE, EXTENDED AND FULLY REFURBISHED WITH OFF-ROAD PARKING, GENEROUS GARDENS AND LOCATED WITHIN THIS POPULAR VILLAGE.

- 4 bed, 2 bath, 3 recept semi-detached house
- 0.11 acres - large gardens to front and rear
- Extended and fully refurbished
- Off-road parking
- EPC - C / 76
- 1500 sqft / 139 sqm
- LPG gas-fired central heating & new upvc double-glazing
- Open-plan kitchen/dining/family room plus utility room
- Chain free
- Council Tax Band - C

The property occupies a superb position within one of the village's most desirable lanes, set back from the road with off-road parking and generous front and rear gardens. The property has undergone quite a transformation with a programme of expansion - almost doubling its original footprint - and full refurbishment, and all finished to exacting standards throughout. A viewer in fact would be forgiven for thinking that this property was brand new as almost none of the original property still remains.

The accommodation comprises a spacious entrance hall with stairs to the first floor accommodation with a cloakroom w.c. and a study just off. There is a cosy living room/snug overlooking the front garden. Particular attention is drawn to the fabulous open plan kitchen/dining/family room with bifold doors to the garden and a wonderful family space. The kitchen area is fitted with contemporary cabinetry, complemented by quartz work surfaces with an inset one and a half sink unit with mixer tap and bevelled drainer and a range of integral Bosch appliances including an induction hob, double oven, extractor, dishwasher and fridge-freezer. Just off is a handy utility room with matching cabinetry and working surfaces with inset single sink unit and drainer and space for the usual white goods.

Upstairs there are four bedrooms and a family bathroom. The master bedroom has fitted wardrobes and an ensuite shower room.

Outside, a block-paved driveway provides parking for at least two cars and the property sits behind a generous lawned front garden with a paved pathway to the house. Side access leads to the rear garden, which again is generous and predominantly laid to lawn with a substantial paved terrace, ideal for alfresco dining and all is enclosed by fencing with gated rear access and enjoying good levels of privacy.

Location

Comberton is a much admired and considerably sought-after village lying just 6 miles west of the City and surrounded by glorious undulating countryside over which there are numerous fine walks. Education facilities are excellent; there is a local primary school and the highly regarded Comberton Village College, where extensive leisure facilities are available to the public. There are a number of local shops including a convenience store, butcher, dentist, hairdresser, and pub.

Communications are good with Junction 12 of the M11 within a couple of miles, a fast straight road and cycle path into central Cambridge, and cycle routes through Coton to the West Cambridge Site and across fields to Grantchester and Addenbrooke's Hospital. There are also several golf courses in the vicinity.

Tenure

Freehold

Services

Main services connected include: water, electricity, LPG gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

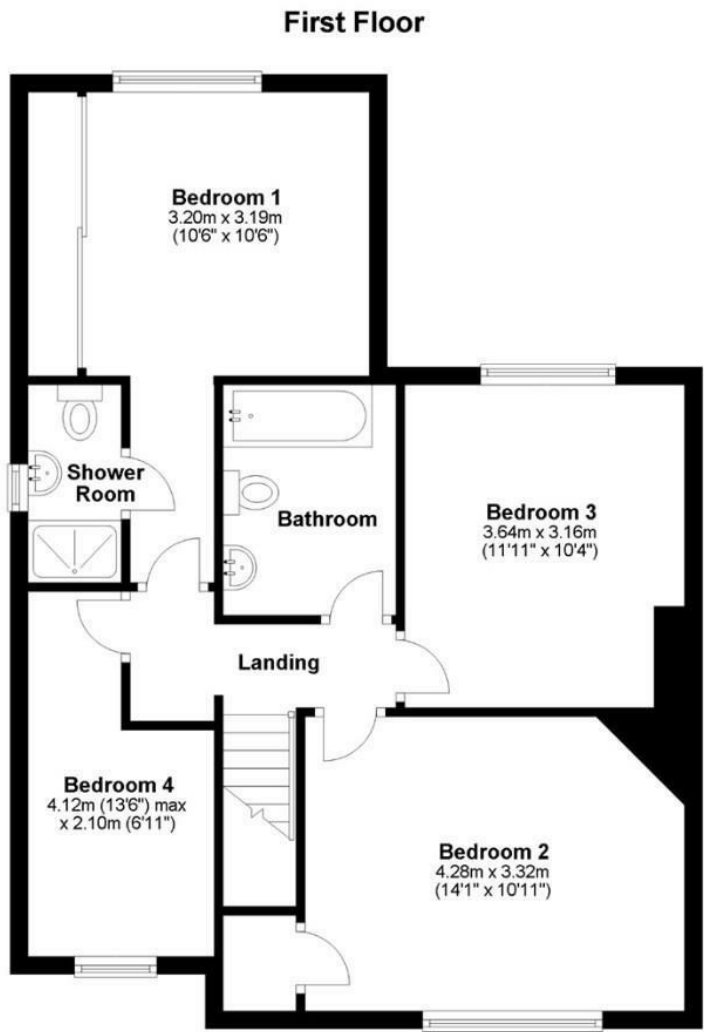
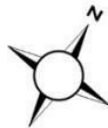
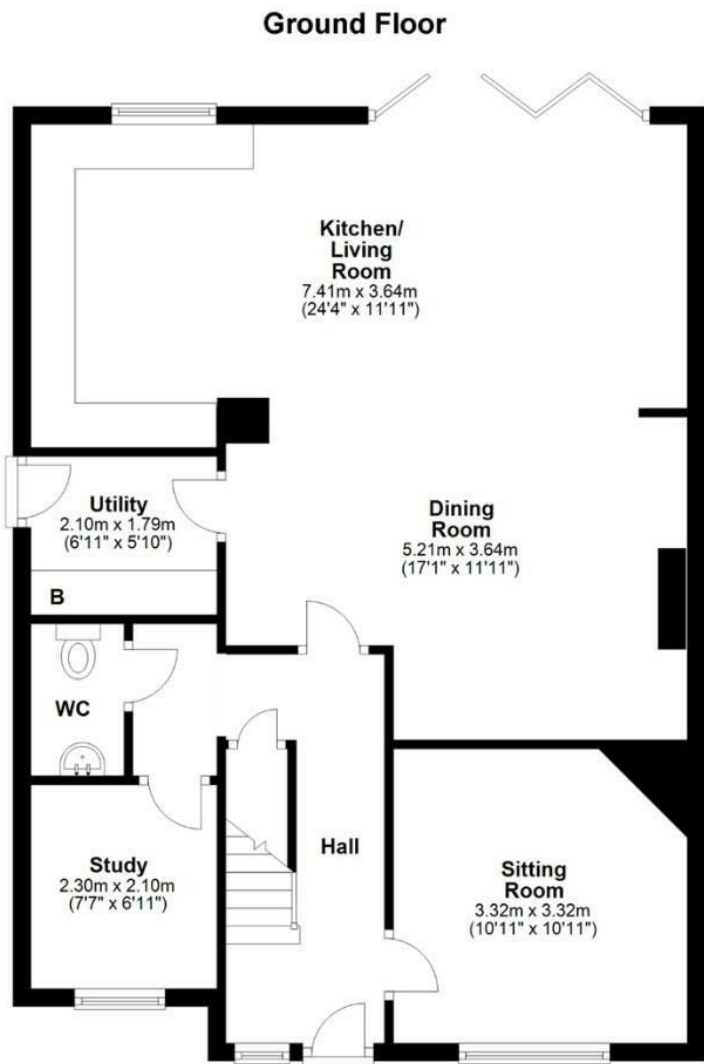
Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 139 sqm (1500 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

