



37 Market Street, Cambridge, CB24 4QG  
Guide Price £450,000 Freehold



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**A SUPERB AND HIGHLY INDIVIDUAL NEW-BUILD PROPERTY BUILT TO A CONTEMPORARY DESIGN, NICELY SITUATED IN A PEACEFUL LOCATION OFF THE GREEN IN THIS POPULAR NORTH CAMBRIDGESHIRE VILLAGE.**

- Detached new-build property
- Open-plan kitchen/dining/family room
- Separate living room
- 3 generous double bedrooms
- 2 bathrooms and ground floor WC
- Gas fired central heating
- Enclosed garden
- Parking for 2 cars
- 10-year ICW warranty
- Ready to move in to

**The Property**

A striking and highly individual property designed by well-regarded local architects Graham Handley, seamlessly blending modern flare with practical living. The property is situated at the end of Market Street in Swavesey, adjacent a picturesque green, and provides convenient access to the A14 and the guided Busway with links through to Cambridge and the market town of St. Ives. Offering light-filled space throughout, the property is finished to a good standard of specification for today's modern living. Reached via a steel and glass framed staircase, the ground floor comprises an entrance hall leading to an open-plan kitchen/dining room, and open to a family room with glazed doors to a raised balcony/patio area. Off the kitchen is a separate utility room. Also off the entrance hall is a separate living room featuring glazing to three aspects, creating a welcoming space in which to relax. To the first floor there are three generous double bedrooms including a large ensuite featuring contemporary sanitaryware to the principal bedroom. Completing the first floor is also a Jack and Gill bathroom to bedrooms 2 and 3, again finished with contemporary sanitaryware, and providing direct bathroom access from each of the bedrooms.

Outside, the property is set off the road to the end of Market Street overlooking a small picturesque green. There is a block-paved driveway and parking for two vehicles to the side of the property, along with decorative stone borders and planted beds. To the side of the property is gated access and paved path leading to an enclosed rear garden, laid to lawn and with generous paved patio area for al-fresco dining.

**Location**

Swavesey is a lively village conveniently situated just 9 miles north of Cambridge and about 5 miles from the market town of St Ives. There are local shopping facilities provided in the village and both the primary and village college have an excellent reputation. There is a regular bus service to Cambridge and the A14 and M11 motorway are within just a few miles drive. In addition, the guided busway runs from Huntingdon Railway station to Trumpington Park & Ride providing a direct link to Cambridge City centre, Cambridge railway station and Addenbrookes Hospital. Rail links to London are available from nearby Huntingdon or Cambridge railway stations.

**Tenure**

Freehold

**Fixtures and Fittings**

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

**Services**

All mains services are connected.

**Local Authority**

South Cambridgeshire District Council

**Viewing**

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





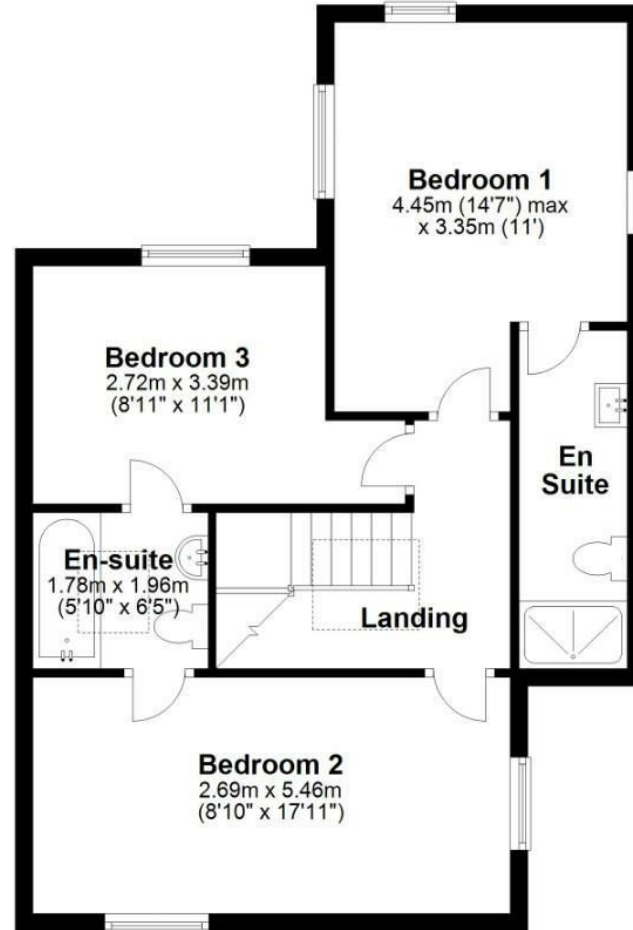
### Ground Floor

Approx. 51.9 sq. metres (559.0 sq. feet)



### First Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



