



41 Market Street, Cambridge, CB24 4QG  
Guide Price £495,000 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
- 3 bedrooms
- 2 bathrooms
- Gas-fired central heating
- Off-road parking for two cars
- EPC to be confirmed
- Council tax to be confirmed
- 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 a spacious open-plan kitchen/dining with glazed doors to a raised balcony and steps down to the garden. A separate living room generous in size is adjacent the kitchen/dining room and is filled with light, providing a welcoming space in which to relax. Also off the entrance hall is a study for home-working and a utility/boot room. To the first floor there are three generous double bedrooms including an ensuite featuring contemporary sanitaryware to the principal bedroom. Completing the first floor is a large 4-piece family bathroom, again finished with contemporary sanitaryware.

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.

Please note: Photos shown are a combination of Plot 3 and Plot 2 dressed as a Show Home, for illustrative purposes.

**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.

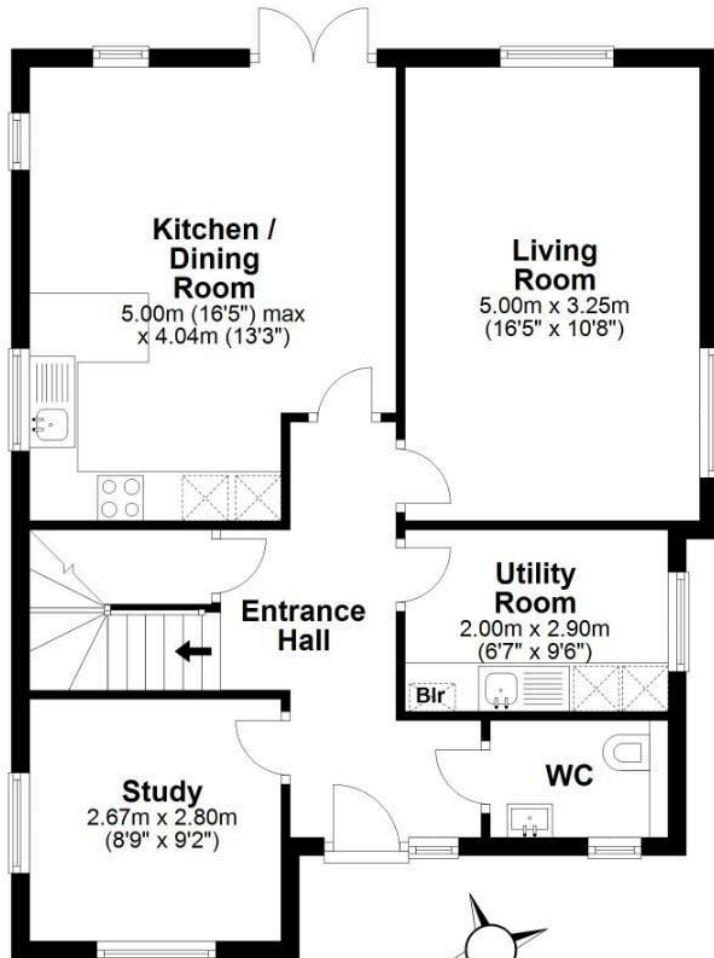
**Agents Note**

Each property will own part of the driveway with rights being granted and reserved to each other. There is no management company.



## Ground Floor

Approx. 64.8 sq. metres (697.2 sq. feet)

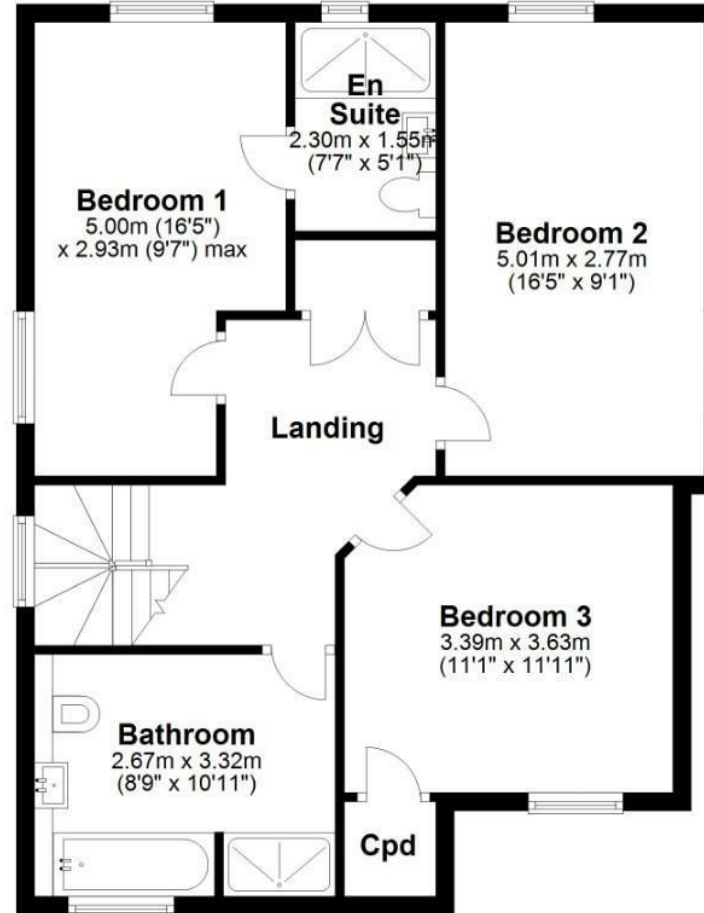


Total area: approx. 131.7 sq. metres (1417.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## First Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

