



20 Folly Road, Swavesey, Cambridge, CB24 4AH  
Guide Price £360,000 Freehold



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**A BEAUTIFULLY PRESENTED AND WELL DESIGNED, TWO-BEDROOM SEMI-DETACHED PROPERTY LOCATED IN THIS HIGHLY SOUGHT-AFTER DEVELOPMENT, BUILT IN 2020 BY BLOOR HOMES.**

- Built in 2020
- Solar PV Panels
- Well equipped kitchen and utility room
- Two double bedrooms
- South facing garden
- Double length driveway
- EPC – B / 83
- On the guided bus route

20 Folly Road has been owned and occupied by the current owners, since it was built in 2020. During that time the property has been extremely well kept with a range of improvements made during their ownership to include tiling throughout the kitchen, feature walls in each room and landscape gardens, resulting in a warm and welcoming home.

Upon entering the property, you are welcomed into the entrance hall with stairs leading up to the first floor accommodation and to your right leads into the living room with Amtico flooring throughout. This well-proportioned space also includes a generous understairs cupboard, and flows through to the kitchen / dining room, which opens out to the garden through French doors. The kitchen boasts a range of base and eye-level units, with integrated fridge/freezer, dishwasher, oven, hob and extractor all of which are Bosch appliances. Off the kitchen there is a utility room housing the washer/dryer, combination boiler, and w/c.

The first floor comprises of two double bedrooms, the principal bedroom offering ample space for wardrobes, a chest of drawers and bedside tables. The second double bedroom benefits from built-in storage. The large family bathroom consists of a bath, shower with an over head shower and a rain shower, bath, sink with vanity unit and a toilet.

Outside, the gardens have been landscaped offering multiple dining areas either on the limestone patio or on the recently added decking area to the rear of the garden. The remaining garden is mostly laid to lawn with raised beds on either side and a garden shed. Side access leads out to the front of the property where there is off street parking for two cars on the driveway.

#### **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

#### **Services**

All mains services connected.

#### **Agents Note**

We understand that there is an annual service charge Trinity Estates Service payable for the maintenance of common areas on private road inc. roads, grass and play area on the development. The figure varies in amount but is around £300 per annum.

#### **Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax Band - C

#### **Fixtures and Fittings**

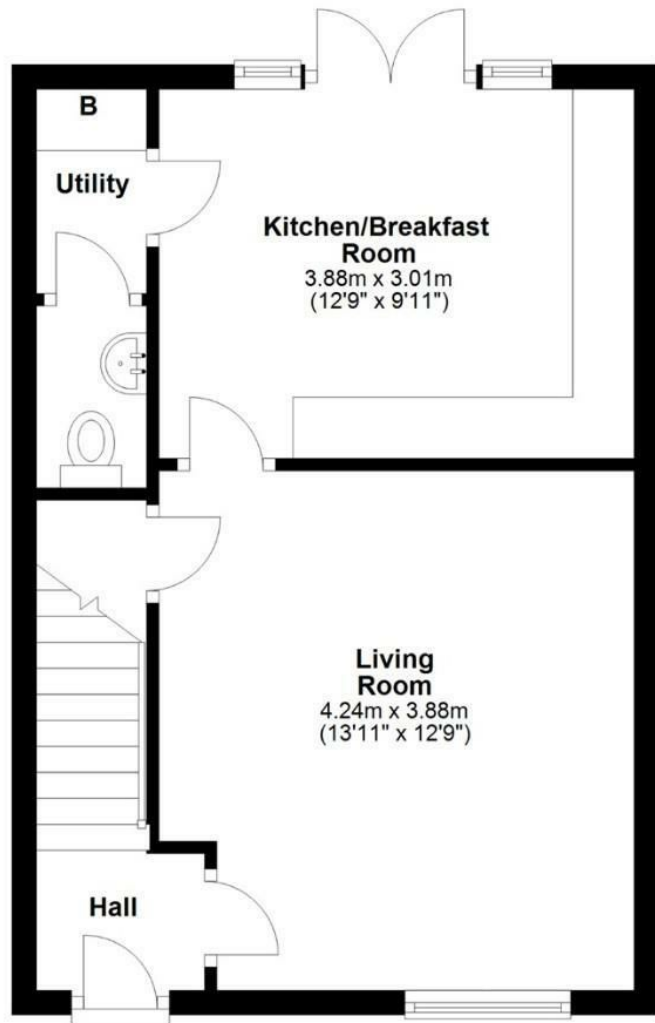
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

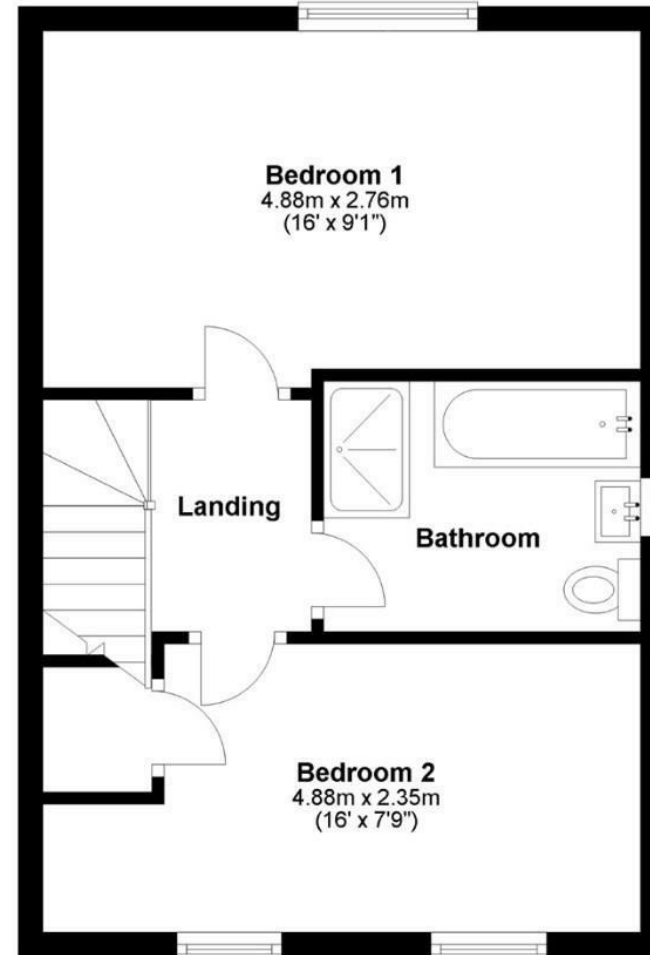
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



## Ground Floor



## First Floor



Approx. gross internal floor area 72 sqm (775 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A			
(81-91) B		83	
(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	

