



GRAY
TOYNBEE



The Bowyers

A wonderful new development of two and three bedroom houses

Quarry Lane, Swaffham Bulbeck, Cambridge, CB25 0LU



Plot 1, The Bowyers, CB25 0LU

Guide price £450,000

- Bespoke handleless kitchen units by Cambridge Kitchens
- Hansgrohe taps and showers and Duravit sanitaryware
- Porcelanosa floor tiles and fitted carpets
- Off-street parking for two cars
- Central heating via air source heat pump
- Integrated Bosch double oven and induction hob
- Zoned underfloor heating to ground floor
- Velfac aluminium casement windows
- 10 year LABC Warranty
- Turfed gardens

The Bowyers is a unique development of two and three-bedroom semi-detached houses of an exceptionally high standard, all with parking and attractive gardens. The site is located in an elevated position on the edge of the village and enjoys lovely views of farmland.

The larger, 3-bedroom homes are over 1250 sq.ft and the accommodation is arranged over three floors and is spacious, light and includes open-plan living space. There is a large entrance hall with understairs storage, cloaks/comms cupboard and a utility/cloakroom with WC and also a useful worktop and space for a washing machine and a tumble drier creating a laundry room.

The living space is lovely and has a dual aspect which includes doors to the garden. The kitchen area is superbly appointed with Cambridge Kitchens units and incorporate fitted appliances and attractive worktops.

On the first floor, off the landing, there are two double bedrooms and a beautifully finished bathroom, with Porcelanosa tiling and Duravit sanitaryware.

On the second floor is the main bedroom with an ensuite shower room, built-in cupboard and also a large box room which would make an excellent dressing room or study.

The ground floor is tiled and has underfloor heating, the first and second floor are carpeted. The central heating is via an electric air source heat pump.

Outside, all the homes have block paved parking and landscaped front gardens, the rear gardens are enclosed by fencing and gabion baskets and have been turfed and include a paved terrace at the rear of the house.





Location

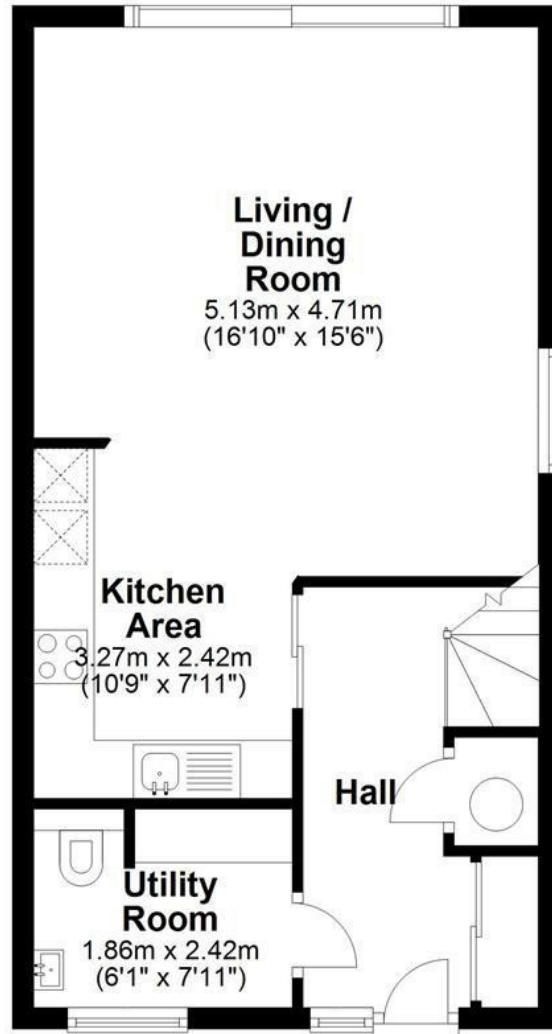
Swaffham Bulbeck is an attractive village 8 miles north east of Cambridge. It centres around a well recognised and picturesque village green. There is a thriving village community and although a small village, it is very well served, with a local shop, pub, church and primary school. Secondary schooling is at Bottisham Village College where there are further shopping facilities and a surgery. For the commuter there is access to the A14 at Stow Cum Quy together with connections to the A11 and M11 and Stansted Airport.



Plot 1, The Bowyers

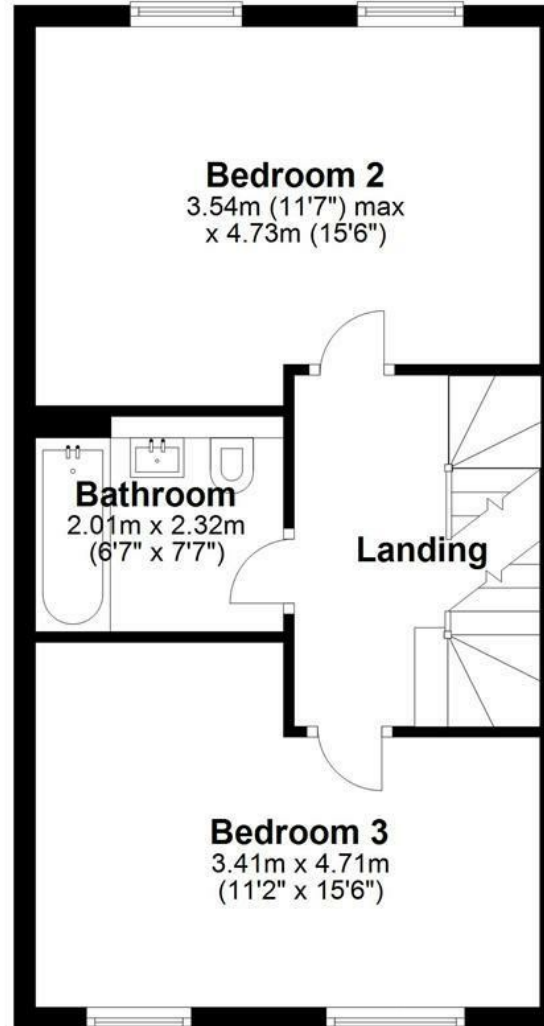
Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



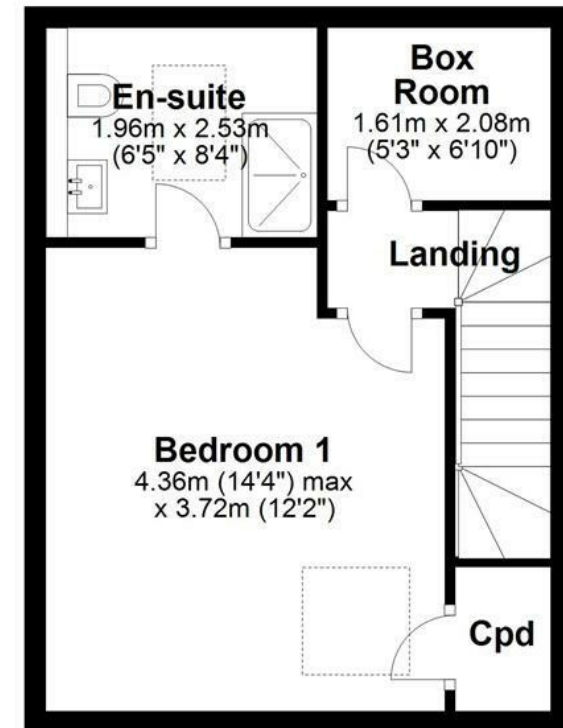
First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Second Floor

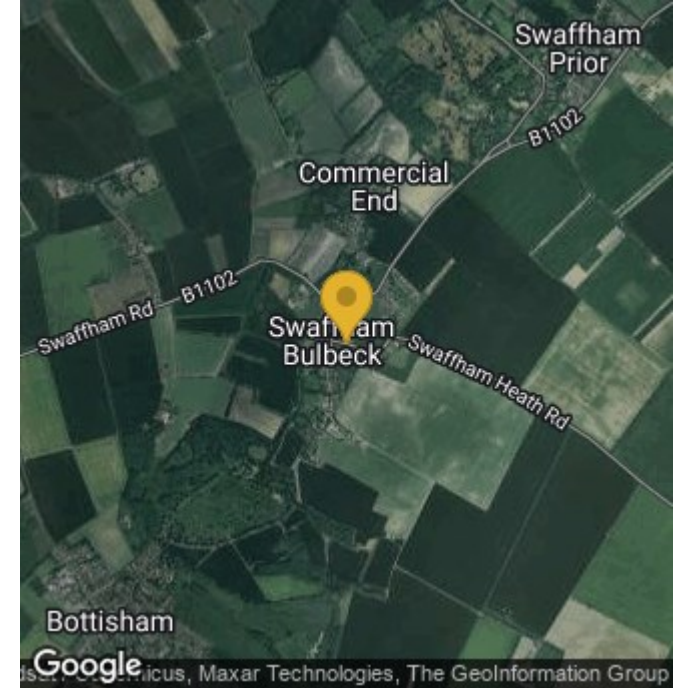
Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Site plan and location



Tenure: Freehold
Council tax band: To be advised.
Estate charge: £500 per annum.

Viewing: Please contact Gray & Toynbee on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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