



The Bowyers Quarry Lane  
Swaffham Bulbeck, CB25 0LU

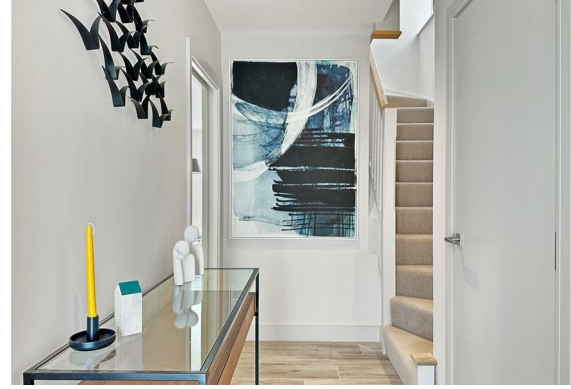
Guide price **£370,000**



# The Bowyers Quarry

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- Bespoke handleless kitchen units by Cambridge Kitchens
- Integrated Bosch double oven and induction hob
- Hansgrohe taps and showers and Duravit sanitaryware
- Zoned underfloor heating to ground floor
- Porcelanosa floor tiles and fitted carpets
- Velfac aluminium casement windows
- Off-street parking for two cars
- 10 year LABC Warranty
- Central heating via air source heat pump
- 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 good-size 2-bedroom homes are over 900 sq.ft. The accommodation is arranged over two floors and is spacious and light and includes a wonderful open-plan living space. There is a large reception area with built-in storage/comms cupboard and a utility/cloakroom with WC with 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 incorporates fitted appliances and attractive worktops.

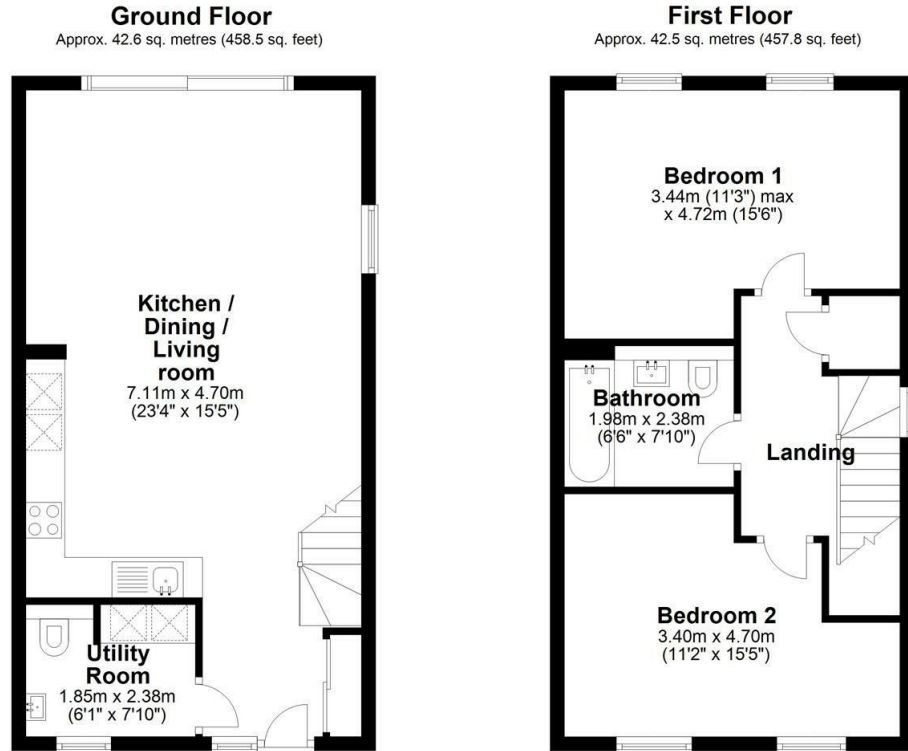
On the first floor, off the landing, there are two double bedrooms and a beautifully finished bathroom, with Porcelenosa tiling and Duravit sanitaryware including a shower over the bath.

The ground floor is tiled and has underfloor heating and the first floor is 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.



## Floor Plan



Total area: approx. 85.1 sq. metres (916.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map



## Viewing

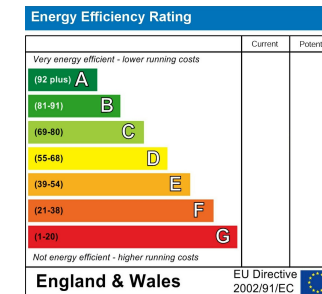
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

## Tenure

Tenure: Freehold  
Council tax band: New Build

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

## Energy Efficiency Graph



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