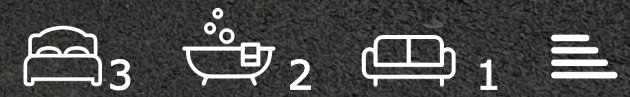




54 Quarry Lane
Swaffham Bulbeck, CB25 0LU

Guide price £450,000



54 Quarry Lane

Swaffham Bulbeck, CB25 0LU

- Beautifully appointed family home
- Off-street parking for two cars
- 10 year LABC warranty
- No chain



A brand new, 3 bedroom semi-detached house with high specification accommodation of over 1200 sq. ft, enjoying a quiet, edge-of village setting.

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 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.

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.





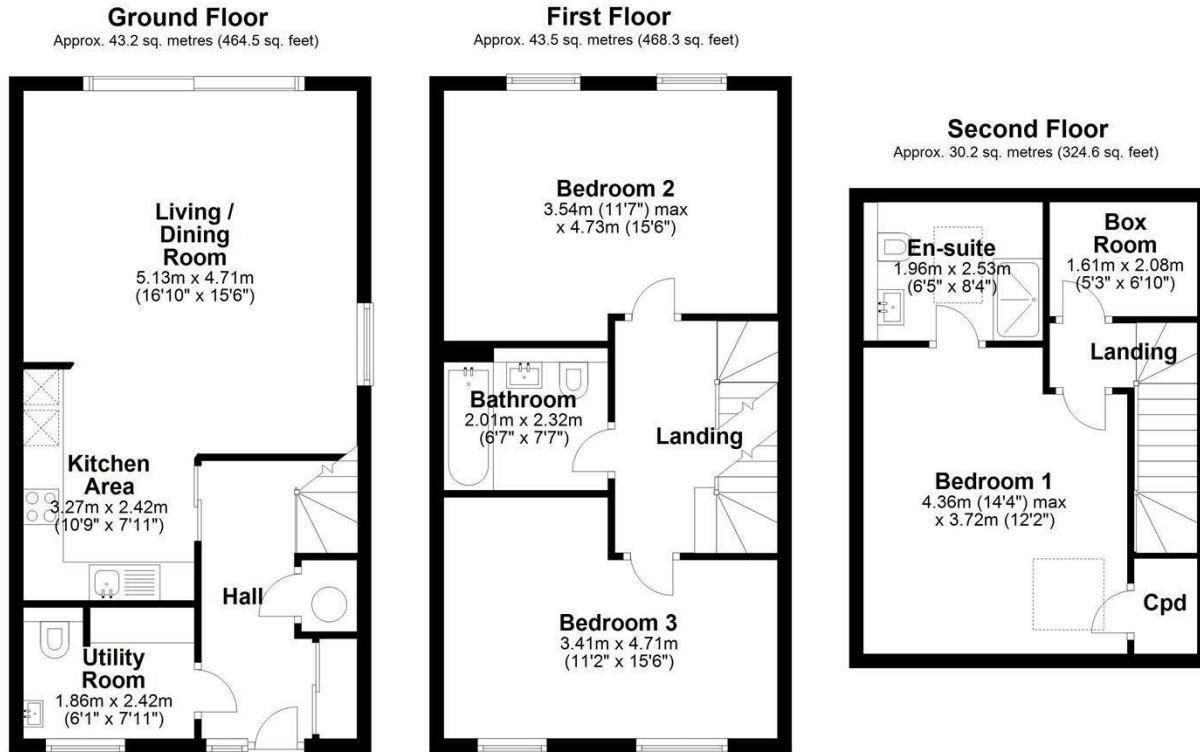
The ground floor is tiled and has underfloor heating, the first and second floors are carpeted. The central heating is via an electric air source heat pump.

Outside, the property is off the main road and has a corner position, at the front there is a landscaped garden and block paved driveway providing parking. The rear garden is a good size, fully enclosed and has a large patio. (the garden will be turfed).

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.



Floor Plan



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

Drawings are for guidance only
Plan produced using PlanUp.

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: Freehold

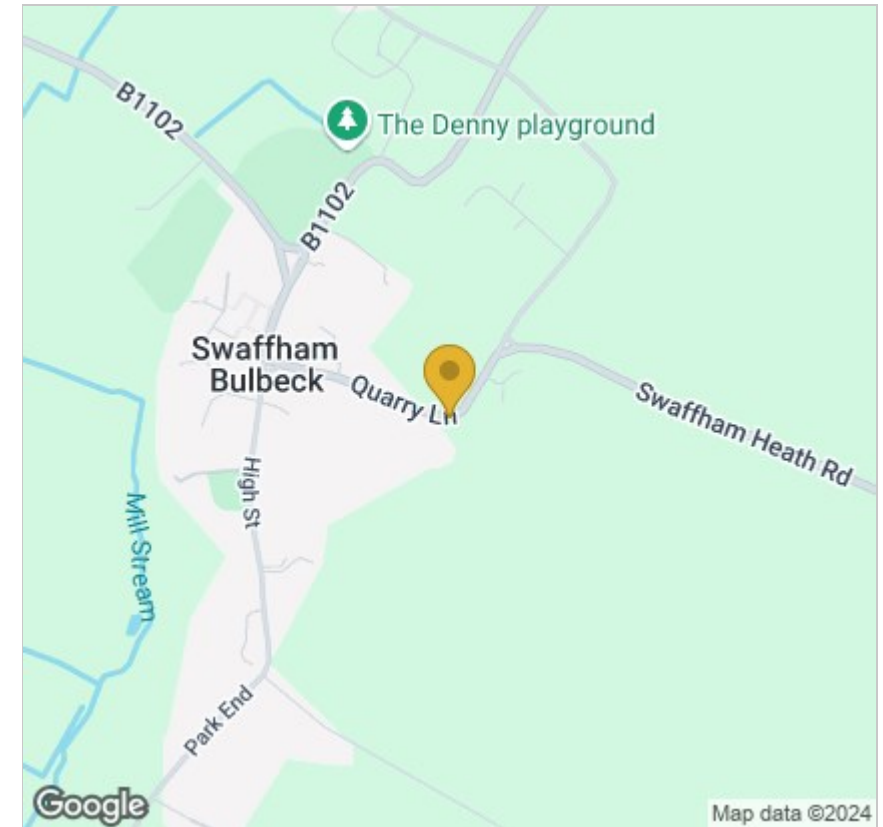
Council tax band: New Build

The images are of another property on the development and for illustrative purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

