



**Radcliffe & Rust**  
Residential sales & lettings

**2 Tothill Road, Swaffham Prior CB25 0JX**  
**Guide Price £375,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive detached bungalow in the highly sought after village of Swaffham Prior, CB25. Swaffham Prior is a highly regarded village situated approximately 8 miles east of Cambridge, 2 miles from the larger village of Burwell and around 5 miles from the historical racing town of Newmarket. With a delightful blend of period and modern homes, this charming village has a Primary School and Public House. Secondary schooling is available at nearby Bottisham village college. The property appeals to a wide section of the market as it already has the rare find of a fully functioning annex already incorporated within the current accommodation. If an annex isn't something you're looking for then in our opinion this property would benefit from some modernisation throughout and offers a huge amount of potential by way of rear extensions/loft conversions, subject to gaining the relevant planning permission. This would increase both the square footage and of course the all important value.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer this attractive detached bungalow in Swaffham Prior, CB25. With well proportioned rooms, an excellent sized rear garden and extension possibilities (STP) this property provides a fantastic opportunity for the new owner.

Located at the entrance of this quiet residential cul-de-sac, the property offers a neat and inviting appearance as soon as you approach the front. The property is set some way back from the road with a combination of pale brick and white render on the exterior, white UPVC windows and a block paved driveway offering off road parking.

Upon entering the property you are immediately greeted by the bright and spacious entrance hall with glazed door and windows to front aspect allowing huge amounts of natural light to enter. On the left hand side of the hallway is the living room. This room overlooks the front of the property and has a feature gas fireplace with brick style surround. On the right hand side of the hallway is bedroom two which also overlooks the front of the property and has built in wardrobes. From bedroom two there is a doorway in to a separate space which could potentially be used as an annexe. Formerly the garage, this space has it's own modern kitchenette with cream shaker style units, wood coloured laminate worktop, stainless steel sink and drainer, electric hob, integrated cooker hood, and space for a fridge/freezer. Next to the kitchenette is a shower room with floor to ceiling cream rectangular tiles, walk-in shower with electric overhead shower, W.C, hand basin and heated towel rail. At the back of the garage conversion is a room which has French doors which lead directly onto the patio area in the rear garden. This annex section of the house would be ideal for a family with live in parents or even older children that would like a little more independence. This additional space could also easily be as a family room, additional bedroom, play room or home office.

The master bedroom overlooks the rear of the property and has good sized built-in wardrobes. The large window in this room provides pleasant views over the rear garden and floods the room with light. Next to the master bedroom is the family bathroom which has a walk-in shower cubicle with glass doors and overhead electric shower, heated towel rail, hand basin and an overhead glass storage cupboard. The toilet is next door and currently separate to the main bathroom but these could be knocked together to create one larger room if required. The spacious kitchen is also located at the rear of the property. It is large enough to also have a dining table in the room if required and has cream base and wall

units, a stainless steel sink and drainer, built-in electric oven, electric hob, integrated cooker hood and space for a washing machine and dishwasher. Through a door from the kitchen is a small utility area which could house additional appliances.

Externally the property has a fantastic sized rear garden mainly laid to lawn with a variety of mature bushes and shrubbery and planted borders, there is also a greenhouse and gated side access. The rear garden boasts charming viewing of the village church.

In summary, this is a fantastic property as it stands but also offers with a wealth of potential. With easy access to Cambridge and surrounding towns and villages, excellent education establishments and a great sense of community, it could be the ideal home for a family or individual.

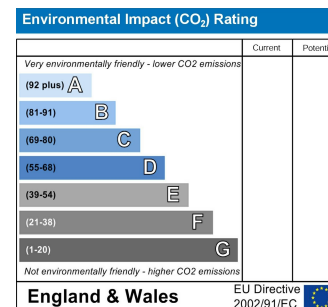
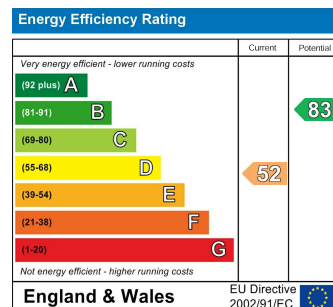
Call or email us now to arrange your viewing.

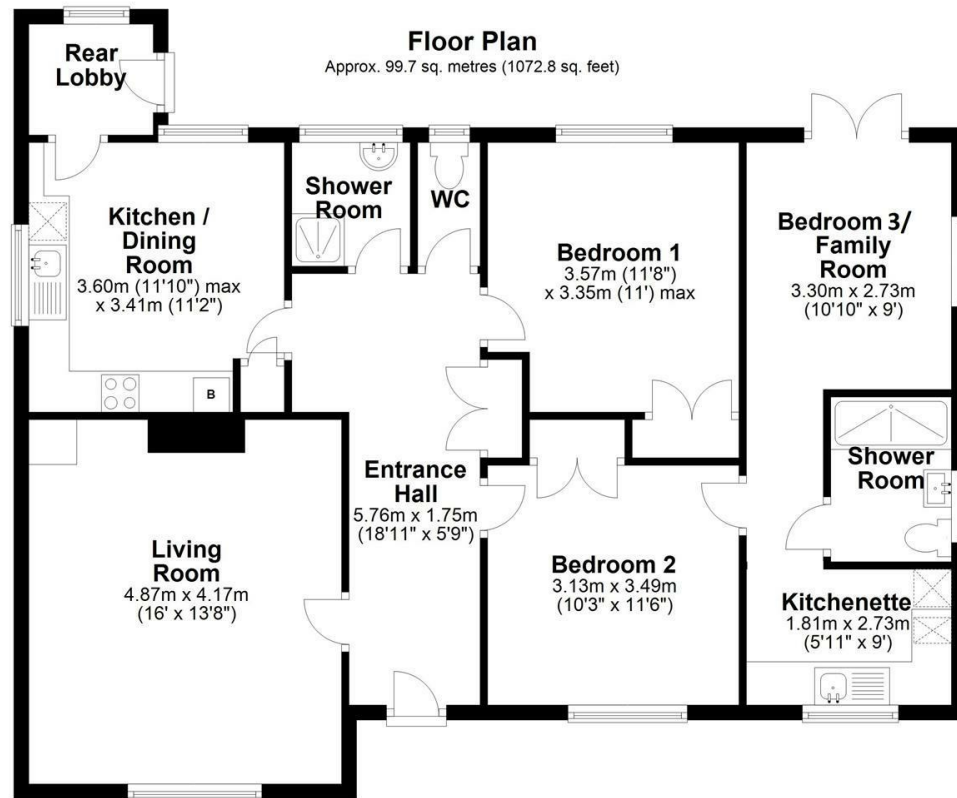
### Agents notes

Council tax band: D - £1,947 for 2021 - 2022

Chain: No onward chain

Freehold





Total area: approx. 99.7 sq. metres (1072.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

