



Radcliffe & Rust
Residential sales & lettings

2 Orchard Close, Swaffham Prior CB25 0DX
Guide Price £750,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this stunning detached property in the highly sought after village of Swaffham Prior, CB25. Offering four double bedrooms, this property is situated in a quiet cul-de-sac with only four other properties and has a stunning wrap-around garden as well as a separate double garage with parking in front. 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 300 properties in total and has a Primary School and Public House. Secondary schooling is available at nearby Bottisham Village College.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this fantastic detached property in Swaffham Prior, CB25. Positioned in a leafy cul-de-sac with only four other properties, the property offers a quiet outlook whilst still being close to major towns and cities including Newmarket, Cambridge and Bury St Edmunds.

The property is set back from the road and is accessed via a paved footpath with grass either side. The property has a light brick facade with a black front door. To the left hand side of the property there is a separate double garage which belongs to the property with ample car parking in front. Between the double garages and the property, there is also a gate which leads to the rear garden. Once inside, you are welcomed in to a hallway with wooden stairs leading to the first floor. To the left hand side of the hallway is a dining room which overlooks the front of the property and is large enough to seat at least eight people. With two large windows, this room is flooded with light and offers pleasant views over the front garden. Opposite the dining room on the right hand side of the hallway is the living room which is accessed via double oak and glass doors. With triple aspect views over the front, side and rear of the property, this room spans the full length of the property and has French doors which lead to the rear garden with full length windows either side, the outlook from this room creates a calming and inviting space. Within the living room, there is also a feature fireplace on one wall with a white surround.

Further down the hallway, on the left hand side there are two doors which lead to the office and cloakroom. The office overlooks the rear of the property and is a good sized room large enough for two separate desks. The downstairs cloakroom is next to the office and has a W.C. and hand basin. At the rear of the property there is a large open plan kitchen diner with additional space for a snug / family area. This room has dual aspect windows and French doors leading to the rear garden. The kitchen has cream shaker style wall and base units with a dark coloured granite worktop and cream tiled splash-back. Within the kitchen there is a double oven, electric induction hob with cooker hood above and integrated fridge, freezer and dishwasher. The dining and snug area of the room could seat at least four to six people with space for a sofa and TV if required. From the kitchen, there is a doorway leading to the utility room. The utility room has the same wall and base units as the kitchen and has space and plumbing for a washing machine, additional under counter fridge, additional sink and the oil fired boiler is also housed in the utility room. From the utility room, there is a half glazed door leading to the rear garden.

On the first floor, there are four double bedrooms with en-suites to the master and bedroom two, a dressing area in the master bedroom and the family bathroom. On the landing there are two storage cupboards with one housing the water tank. The first bedroom you come to on the left hand side of the landing is bedroom two. This large double has two windows which overlook the front of the property and enjoys an en-suite which has a walk-in shower with glass door, W.C. and hand basin with cream wall tiles. Next to bedroom two is the family bathroom which has a bath with handheld shower attachment, separate shower cubicle with glass door, W.C., hand basin and stainless steel coloured heated towel rail. On the right hand side of the

landing is the master bedroom, bedroom three and bedroom four. The first room you come to from the stairs is the master bedroom. This vast and inviting space has dual aspect windows and has ample space and layout possibilities for furniture. At the end of the master bedroom, there is a dressing space on the left and en-suite on the right. The dressing room has shelving and rails along one wall and the window means you have natural daylight while choosing your outfit and getting ready for the day ahead or evening out. The master's en-suite has a walk-in shower with glass door, W.C. and hand basin. Bedroom four is nestled between the master and bedroom three and although the smallest of the bedrooms, it can still comfortably fit a double bed and additional furniture. Bedroom three is another great sized double which overlooks the front of the property. With dual aspect windows overlooking the front and side of the property, this room can comfortably fit a double bed and further furniture if required.

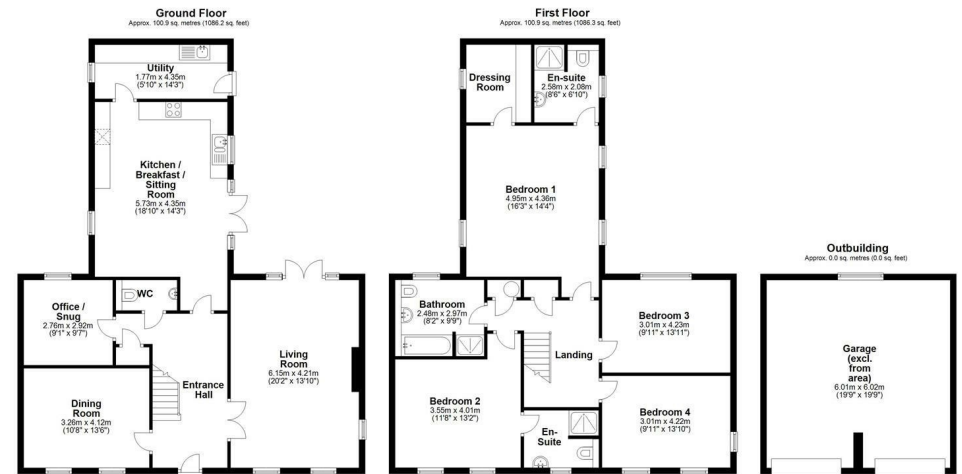
To the rear of the property, there is a large garden which wraps around the rear and sides of the property. The footprint of the property is an L shape so the wraparound garden means you can enjoy the sun as it moves throughout the day. Within the garden there is a large paved patio area, pond, greenhouse, raised planter beds for vegetables and grassed space. The garden offers privacy and is not overlooked thanks to the tree lined edge of the garden.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold
Council tax: Band F = £3,193 for 2024 - 2025 (East Cambridgeshire District Council)
No onward chain
Private, gated road
The property has a very large loft space which would lend itself to a large loft conversion





Total area: approx. 201.8 sq. metres (2172.5 sq. feet)
Drawings are for guidance only
Plan produced using Plan-It

