



The Bowyers

A wonderful new development of two and three bedroom houses

Quarry Lane, Swaffham Bulbeck, Cambridge, CB25 0LU



44 Quarry Lane, Swaffham Bulbeck, CB25 0LU

Guide price Guide price £425,000

- Beautifully appointed family home
- 10 year LABC warranty
- Central heating via air source heat pump
- Velfac aluminium casement windows
- Off-street parking for two cars
- No chain
- Porcelanosa floor tiles and fitted carpets

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 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 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).





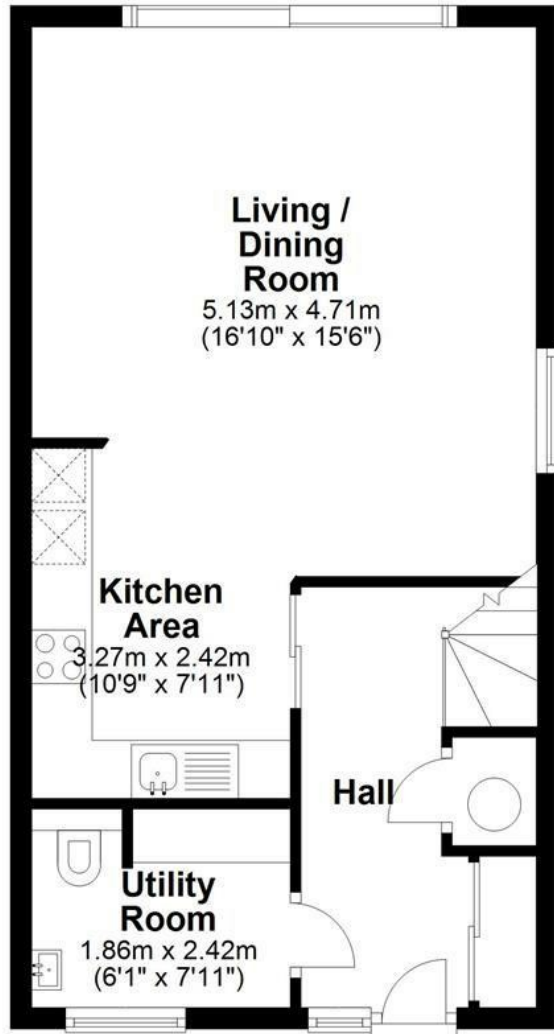
Location

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 Quay together with connections to the A11 and M11 and Stansted Airport.



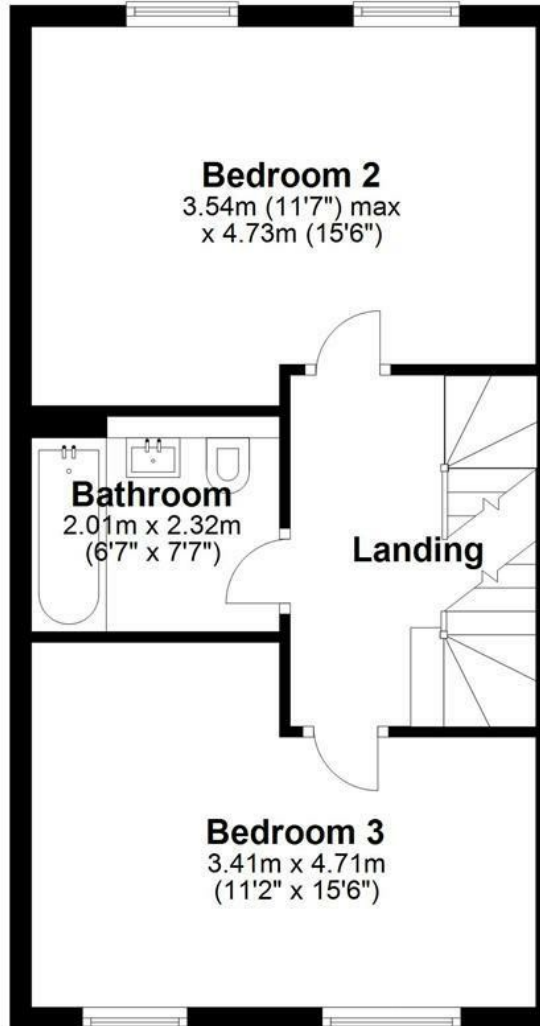
Ground Floor

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



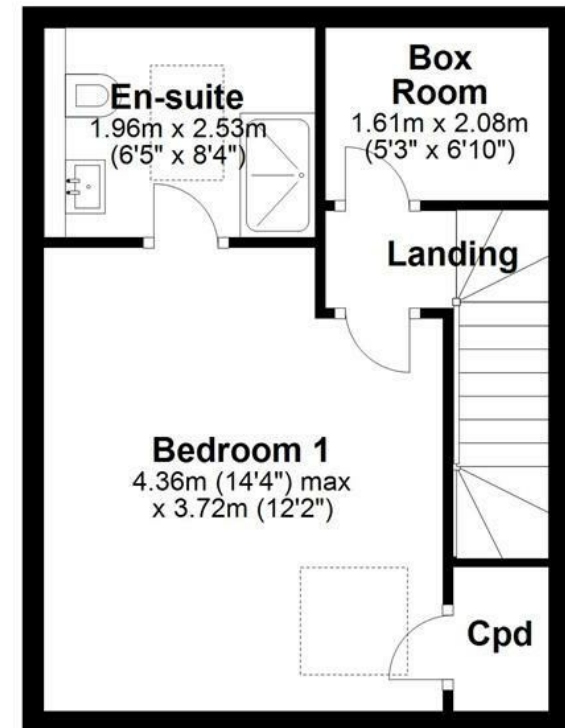
First Floor

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: D
Estate charge: £500 per annum.

Viewing: Please contact Gray & Toynbee on 01223 439 888 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.

154-156 Victoria Road, Cambridge, CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

