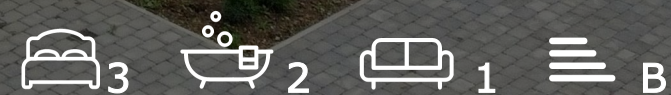


40 Quarry Lane, Swaffham Bulbeck
Cambridge, CB25 0LU

£1,750 Per month



40 Quarry Lane

Cambridge, CB25 0LU

- Unfurnished
- Suitable for couples or sharers
- Off-street parking for two cars

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 larger, 3-bedroom homes are over 1250 sq.ft and the accommodation is arranged over three floors and is spacious, light and includes open-plan living space. 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.

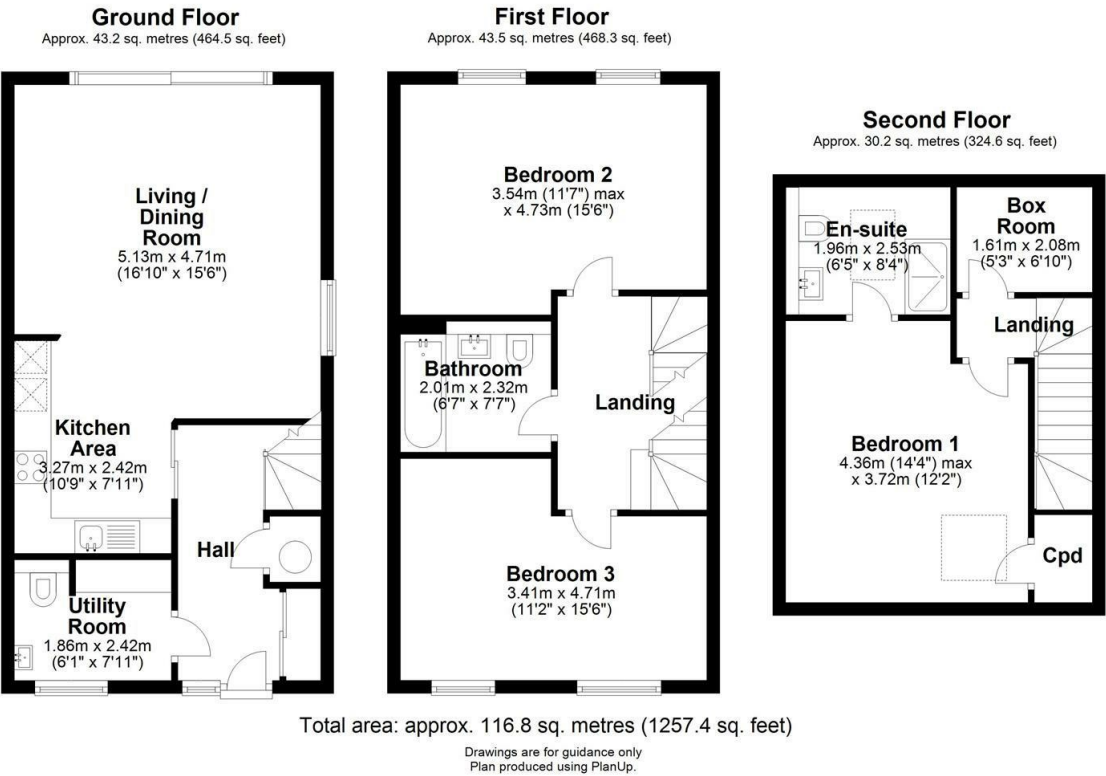
Outside, all the homes have block-paved parking and landscaped front gardens. The rear gardens are enclosed by fencing and gabion baskets, turfed, and include a paved terrace at the rear of the house.

EPC: B Council Tax Band: D

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.



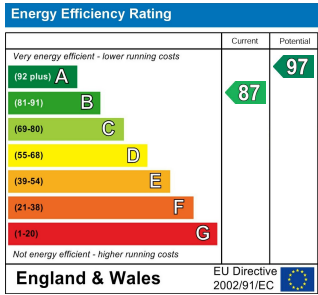
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Council tax band: D