



**28 Fairview Grove,
Swaffham Prior**

**DAVID
BURR**



28 Fairview Grove, Swaffham Prior, CB25 0LD

Nestled in picturesque Cambridgeshire countryside, the charming village of Swaffham Prior lies just a short drive from the historic city of Cambridge. Known for its iconic twin churches and traditional village character, Swaffham Prior offers a welcoming community with amenities including a village hall, church, and a local pub. The nearby city of Cambridge provides excellent schools, shops, and transport links, combining the tranquility of village life with easy access to urban conveniences.

Thoughtfully improved in recent years and enjoying a convenient family orientated layout this lovely detached property is tastefully decorated and benefits from modern updated accommodation to include a ground floor cloakroom, large front to back sitting room, open plan kitchen/dining room, a utility, four double bedrooms and an ensuite shower room. Complete with an enclosed, landscaped and private rear garden, ample driveway parking to front and a detached single garage. Viewings are advised.

An attractive 4-bedroom detached family home tucked away at the end of an established cul-de-sac and located in a popular of Swaffham Prior, just 10 miles from Cambridge.

Ground Floor

ENTRANCE HALL A part-glazed front door into a welcoming entrance hall, featuring a striking full-length side window, a useful under-stairs storage cupboard and glazed doors leading into the main living room.

CLOAKROOM Fitted with a low-level WC, wash hand basin, side window, and extractor fan.

LIVING ROOM A spacious front-to-back living room — bright, airy, and perfect for family gatherings. With a feature fireplace and wooden flooring add character and warmth, while a front-facing window and rear sliding patio doors create a seamless flow to the garden.

DINING ROOM Open-plan to the kitchen, this sociable space is ideal for families with a window to the front aspect.

KITCHEN Fitted with a range of matching wall and base units, coordinating worktops, and a one-and-a-half Belfast sink with mixer tap. There is a built-in double oven and a window overlooking the garden. A door leads through to the utility room for added convenience.

UTILITY ROOM A practical and well-equipped space with storage cupboards, stainless steel sink and drainer, and plumbing for appliances including a dishwasher, washing machine, tumble dryer, and fridge freezer. A door provides access to the rear garden.

First Floor

LANDING With loft access, airing cupboard, and doors to all bedrooms and the family bathroom.

BEDROOM 1 A bright and spacious main bedroom with a window to the rear, fitted wardrobes, and an en suite shower room.

EN SUITE Featuring a walk-in shower with rainfall showerhead and handheld attachment, pedestal wash hand basin, low-level WC, side window, and extractor fan.

BEDROOM 2 A double bedroom with built-in wardrobe and front aspect window.

BEDROOM 3 With window overlooking the rear garden.

BEDROOM 4 A further double bedroom with a front-facing window and fitted wardrobes.

FAMILY BATHROOM A fitted white suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-level WC. Finished with tiled walls and floor, window to the front aspect, and extractor fan.

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Outside

The beautifully landscaped garden provides a wonderful outdoor space for families to relax and play. A large raised patio area with steps leading down to a private, mature garden surrounded by trees, shrubs, and well-tended borders. There's also a large storage shed, lean-to greenhouse, and gated side access with outside oil-fired boiler.

To the front, a gravelled driveway offers ample off-road parking and leads to a detached single garage with power, lighting, and roof storage. Pathway to front door and a compact mature front landscaped garden.

SERVICES Oil-fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND E. (£2,825.72 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

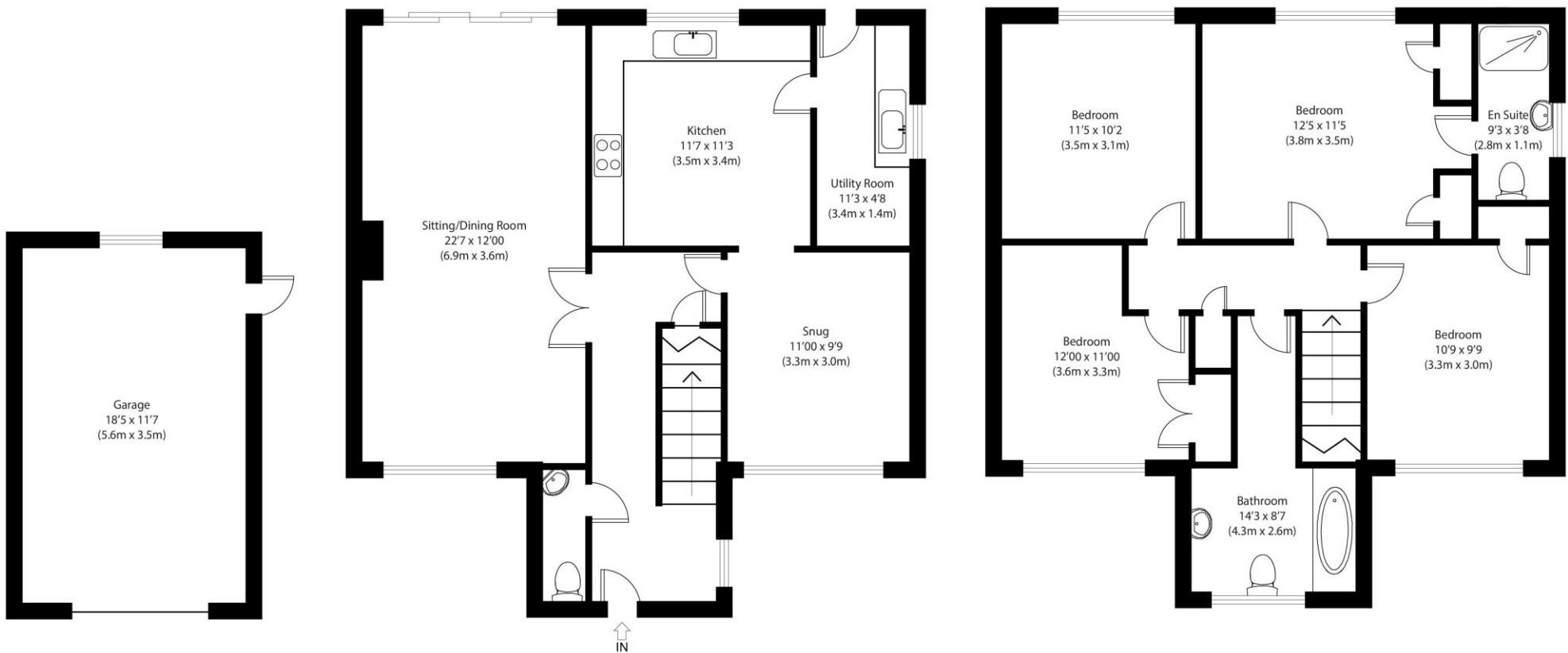
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 330 mbps download, up to 50 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS shipyards.dive.superhero

VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor

First Floor



Approximate Gross Internal Area
 Main House 1405 sq ft (131 sq m)
 Garage 220 sq ft (20 sq m)
 Total 1625 sq ft (151 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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