



50 Quarry Lane
Cambridge, CB25 0LU

Guide price £335,000



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- Bespoke handleless kitchen units by Cambridge Kitchens
- Hansgrohe taps and showers and Duravit sanitaryware
- Central heating via air source heat pump
- Zoned underfloor heating to ground floor
- Porcelanosa floor tiles and fitted carpets
- Velfac aluminium casement windows

A newly built 2-bedroom semi-detached house with spacious and light accommodation, including a wonderful open-plan living space, located in the desirable village of Swaffham Bulbeck.

There is a large reception area with built-in storage/comms cupboard and a utility/cloakroom with WC with 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 and incorporates fitted appliances and attractive worktops.

On the first floor, off the landing, there are two double bedrooms and a beautifully finished bathroom, including a shower over the bath. The ground floor is tiled and has underfloor heating and the first floor is carpeted. The central heating is via an electric air source heat pump.

Outside, there is block paved parking and landscaped front





gardens, the rear gardens and enclosed by fencing and gabion baskets and have been turfed and include a paved terrace at the rear of the house.

Council tax band: C

What3Words: ///eliminate.built.marine

Please note, photos are indicative and show a selection of the properties in the development

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.



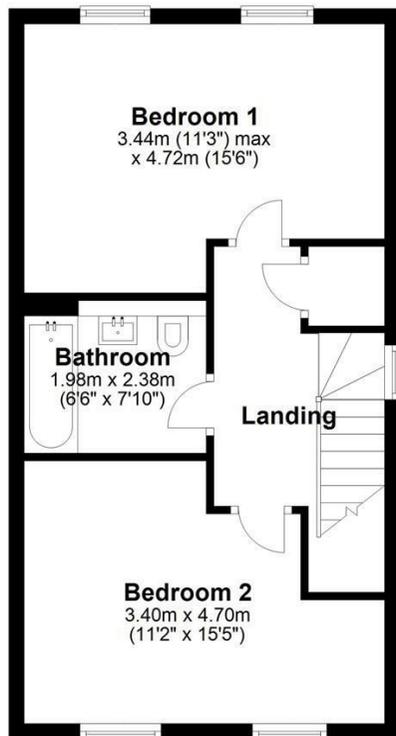
Ground Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



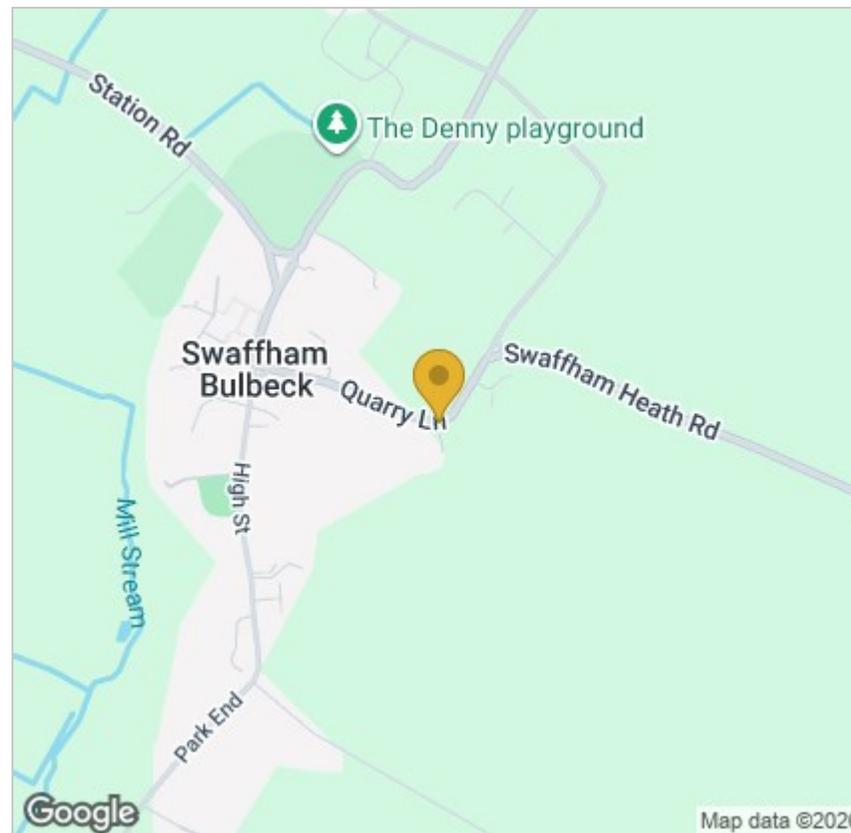
First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)

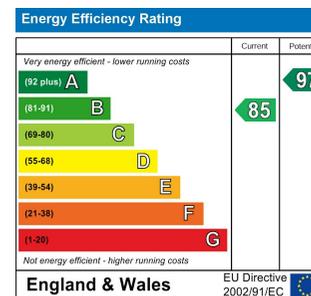


Total area: approx. 85.1 sq. metres (916.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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