



Vicarage Close, Swaffham Bulbeck

Pocock + Shaw

42 Vicarage Close
Swaffham Bulbeck
Cambridgeshire
CB25 0LY

Rarely available and superbly presented throughout, a wonderful opportunity to purchase this generously proportioned, two bedroom semi detached house, benefitting from a modern conservatory, large detached garage, block paved driveway and ample parking.

Asking Price £299,995



Swaffham Bulbeck is a popular village located approximately 7 miles east of Cambridge City and 6 miles south west of Newmarket Town. The village is well located for access to the M11, A11 and A14 and has a range of local amenities including post office/village store, a pub, primary school, sports and recreational facilities and is located within the catchment area for the highly regarded Bottisham Village College.

This generous property is ready to move into and yet provides the new owner with the opportunity to make their own. Benefitting from double glazed windows and doors throughout, an oil fired central heating system, an internal inspection is essential to appreciate everything this lovely home has to offer.

Accommodation

Entrance Hall

With a part glazed entrance door, window to front aspect, radiator, stairs rising to first floor, door to:

Kitchen/Dining Room 5.11m (16'9") x 2.47m (8'1")

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap, floor mounted oil-fired boiler serving heating system and domestic hot water with timer control, window to rear, open plan to dining area, door to rear garden, large sliding patio door to conservatory, double doors to:

Sitting Room 3.97m (13') x 3.86m (12'8")

With a large picture window to the front aspect, radiator, feature fireplace with wooden mantelpiece.

Conservatory 3.31m (10'10") x 3.15m (10'4")

A modern conservatory, obscured to side, with double doors leading to the rear garden, tiled flooring, wall mounted light fitting.

Ground Floor Cloakroom

Fitted with a low level WC, with a window to side aspect, radiator.

Understair Storage Cupboard

Space for storage items, wall mounted fuse board.

First Floor Landing

With a window to side aspect, access to loft space, doors to:

Bedroom 1 5.96m (19'7") x 3.16m (10'4")

A generously proportioned room, with a picture window to front aspect, door to storage cupboard housing the hot water cylinder, wooden shelving. Part tiled shower cubicle, fitted shower with hand attachment, fitted curtain rail.

Bedroom 2 3.71m (12'2") x 3.14m (10'4")

With a window to rear aspect, fitted carpet, radiator.

Bathroom

Fitted with three piece suite with comprising, bath with stainless steel taps, pedestal wash hand basin with stainless steel taps, tiled splashback, wall mounted mirror, glass shelf, low-level WC, tiled surround, window to side, radiator.

Garage 6.43m (21'1") x 2.80m (9'2")

With a pedestrian door at rear, window to rear aspect, workbench, power and light are connected, up and over garage door.

Outside Front

The property is approached via a block paved driveway and a pathway leading to the front door and to the garage. The home is set back pleasingly from the road behind a generous front garden laid mainly to lawn with a wealth of flower and shrub borders.

Outside Rear

The fully enclosed rear garden is laid mainly to lawn, with raised beds for planting, oil tank, gated access leading to the front of the home. Paved patio area, timber garden shed.



Services & Tenure

Mains electricity, water and sewage are connected.

The property is freehold.

The property is standard construction under a pitched roof.

The property is not in a conservation area.

The property is in a very low flood risk zone.

Council Tax Band: C,

East Cambridgeshire District Council.

EPC: E.

Internet connection: Basic: 6Mbps, Superfast 79Mbps,

Ultrafast: 1000Mbps.

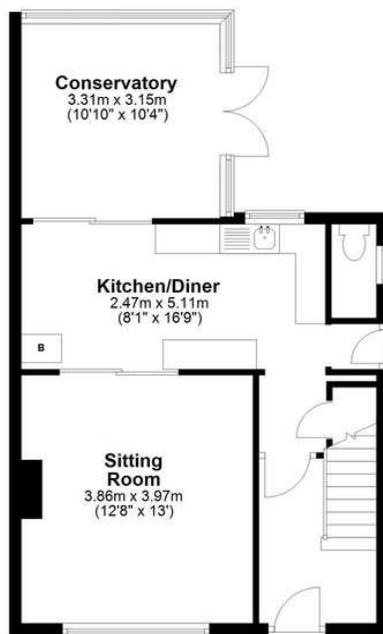
Mobile phone coverage by the four major carriers available.

Satellite/Fibre TV availability: BT, Sky.

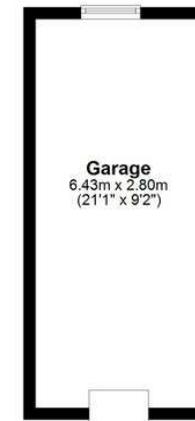
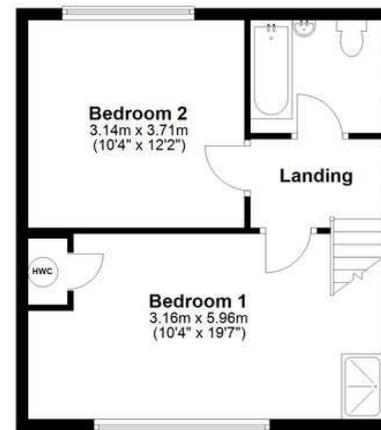
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Viewing: By Arrangement with Pocock + Shaw KS

Ground Floor
Approx. 49.8 sq. metres (536.5 sq. feet)



First Floor
Approx. 57.3 sq. metres (616.5 sq. feet)



Total area: approx. 107.1 sq. metres (1153.0 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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