



Swaffham Road, Reach CB25 0HZ

Guide Price £575,000

MA
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A stunning and cleverly extended semi-detached family home enjoying some magnificent mature gardens and set within this highly regarded and sought after village.

Boasting over 1500 square foot of accommodation and arranged over three floors, this rather deceptive property has been improved and updated by the current owners and offers some lovely open plan living. Accommodation includes entrance hall, living room/sitting room opening to kitchen/breakfast room, cloakroom, four generous size bedrooms (ensuite to master) and a family bathroom. Benefiting from double glazing.

Superb gardens – viewing highly recommended. Off road parking space to the rear of the property - accessed via Ditchfields.

Entrance Hall

With door leading to the living/sitting room. Stairs leading to the first floor landing

Kitchen/Diner

21'7" x 11'9"

Contemporary Shaker style kitchen with a range of eye and base level cupboards and storage drawers with granite worktop over, incorporating breakfast bar seating. Inset Butler sink with mixer tap over. Range style cooker with stainless steel chimney extractor above. Space for fridge/freezer. Integrated dishwasher. Beautifully tiled splashback. Central light well. Further built-in pantry cupboards. Spacious dining/family space. LVT wood flooring throughout. Vertical radiator. Window to the rear aspect. Glazed sliding doors leading to the rear garden. Opening to the living room.

Living Room

16'4" x 22'7"

Beautifully presented, spacious living room. Dual exposed brick feature walls with fireplaces with wooden mantels over, on currently fitted with a wood burner stove. Built-in alcove storage and shelving. Radiator and vertical radiator. Window to the front aspect. LVT wood flooring throughout. Openings to the kitchen/diner and inner hall. Door leading to the entrance hall.

Inner Hall

Useful inner hall with glazed door leading to the side pathway. Doors leading to the cloakroom and opening to the living room. Attractively tiled flooring.

Cloakroom

Contemporary white suite comprising low level, concealed cistern, W.C. and wall mounted handbasin with mixer tap over. Radiator. Obscured window. Door to the inner hall.

First Floor Landing

With doors leading to three bedrooms and bathroom. Airing cupboard. Window to the side aspect. Stairs leading to bedroom 4 and the entrance hall.

Master Bedroom

11'1" x 10'9"

Spacious double bedroom with built-in wardrobe. Window to the front aspect. Exposed wooden flooring. Radiator. Doors leading to the en suite and first floor landing.

En Suite

Stunning en suite with contemporary white suite comprising low level, concealed cistern, W.C., oblong handbasin with mixer tap over and built-in storage drawer dresser under, generous walk-in shower. Attractively tiled to wet areas. Tiled flooring. Ladder radiator. Window to the side aspect. Door leading to the Master bedroom.

Bedroom 2

12'1" x 11'5"

Charming double bedroom with full height window to the rear aspect with views over the countryside. Radiator. Door leading to the landing.

Bedroom 3

11'5" x 9'10"

Double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bathroom

Stunning bathroom with contemporary white suite comprising low level, concealed cistern, W.C., oblong handbasin with mixer tap over and built-in storage drawer dresser under, and panelled bath with wall mounted shower over with glass screen. Attractively tiled to wet areas. Tiled flooring. Window to the side aspect. Door leading to the landing.

Bedroom 4

15'8" x 11'1"

Charming double bedroom with velux cabrio window creating a balcony-style outlook. Radiator. Door to the stairs leading to the first floor landing.

Outside - Front

Lawned area with a variety of plants, shrubs and trees to the borders. Paved pathway leading to the front entrance and rear garden.

Outside - Rear

Flagstone paved patio area to the rear of the house with sliding glazed doors leading to the kitchen/diner and a pedestrian door to the living room. Lawned area beyond with a huge variety of charming established planting and fruit trees including apple, pear and plum. Timber shed with power and light. Geenhouse. A picket fence with an expansive meadow area beyond bordered with a variety of small trees. Entry suitable for vehicular access to the side of the property.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 145 SQM

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Air Source heat pump, radiators & electric

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps

download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

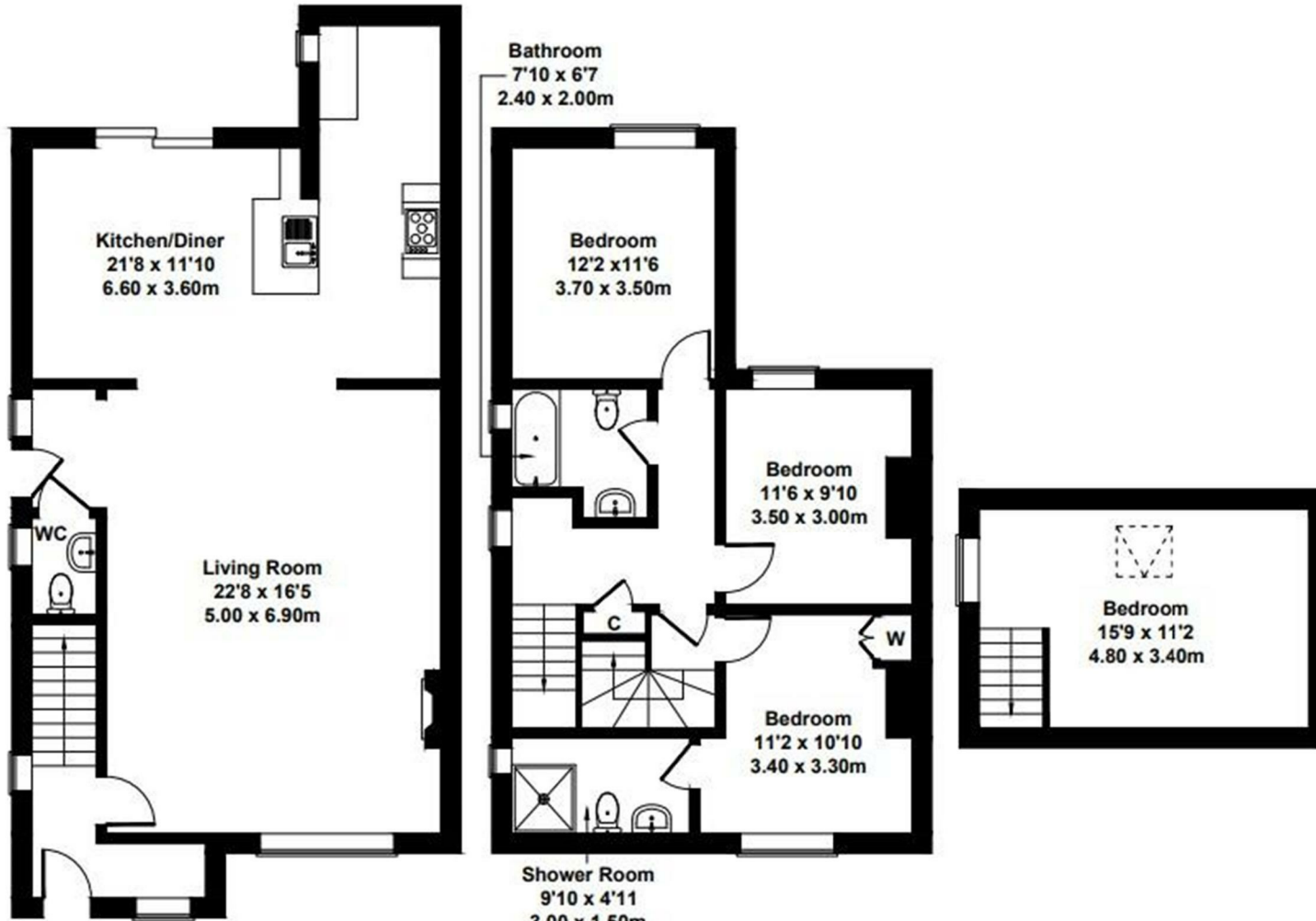
Reach is a small village on the edge of the fenland in East Cambridgeshire, England at the north end of Devil's Dyke, about 1.5 miles (2.4 km) west of Burwell. The village is the scene of the Reach Fair, one of England's oldest festivals, held every May Day Bank Holiday. Officially run by the Cambridge Corporation, and opened annually by the Mayor of Cambridge, it has been an annual event for over 800 years since receiving its charter in 1201 from King John. The village is home to "The Dyke's End", a public house which was saved from closure by the villagers. Primary school children attend Swaffham Prior primary school whilst secondary pupils usually go to Bottisham Village College.

The village is well-connected by road and public transport, making it convenient to access Cambridge and surrounding areas, such as Newmarket (approximately 10 miles away) and Ely (around 11 miles away). Cambridge North train station is approximately a 20 minute drive with connections into Cambridge & London.



30 Swaffham Road

Approximate Gross Internal Area
1572 sq ft - 146 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

- Charming Semi Detached Cottage
- Beautifully Presented Throughout
- Superb Kitchen/Dining Room
- Spacious Living/Sitting Room
- Master Bedroom with En Suite
- Three Further Bedrooms
- Delightful Gardens
- Highly Regarded Village Location
- Viewing Highly Recommended



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | | Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F Not environmentally friendly - higher CO ₂ emissions | |
| | 61 | | 81 |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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