

Quarry Lane, Swaffham Bulbeck, CB25 0LU

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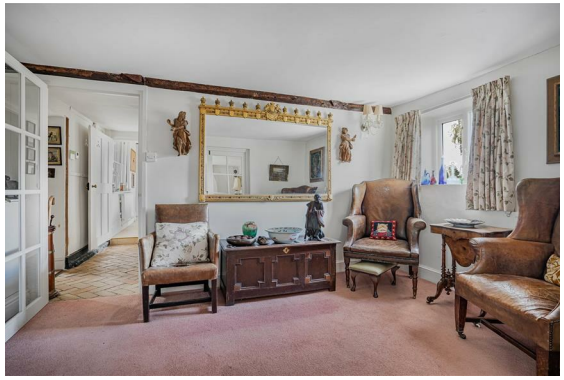
Guide Price £495,000



- No Onward Chain
- Versatile Accommodation
- 3/4 Bedrooms
- Refitted Kitchen
- Private Walled Gardens
- Ample Driveway Parking
- Inglenook with Logburner

A versatile and charming period property with accommodation comprising over 2,100 sqft privately set in generous walled gardens in a picturesque village location. The property enjoys recently refitted kitchen, mature gardens and driveway parking with garage. No onward chain.















LOCATION

Swaffham Bulbeck is a charming village, located just 8 miles north east of Cambridge and 7 miles from the horseracing town of Newmarket, while also being well placed for access for major routs including the A14. The village has an excellent range of local amenities many which are just a short walk away including a village store, primary school, inn/restaurant and picturesque village green.

FRONT DOOR
into:

ENTRANCE HALL
with tiled floor, windows looking into Reading Room/Snug, feature windows, door to:

DOWNSTAIRS SHOWER ROOM
ceramic wash hand basin, sash windows to the front aspect, tiled floor, tiled wall, low level w.c., walk-in shower with shower head above, skylight.

DINING ROOM
dual aspect, bay windows to the front, smaller sash window to the side, patio doors leading into the courtyard garden, sash window looking directly into Kitchen, sealed fireplace, tiled hearth, solid pine floor.

OPEN DOOR INTO ANOTHER HALLWAY
with brick flooring, first set of stairs leading to the first floor, door to:

UTILITY ROOM
brick flooring, window to the side aspect, space for washing machine/dryer, boiler, part panelled wall, door off to:

KITCHEN
recently refitted of good size, range of base and eye level units, ceramic wash hand basin, double glazed windows to the side aspect, 4 ring Bosch induction hob with cooker hood above, integrated Bosch oven with grill above and warming drawer beneath, integrated fridge, integrated freezer, integrated dishwasher, granite countertops.

SNUG/READING ROOM
double glazed windows to the side aspect, feature window to first hallway, range of base level units for storage, double doors leading into:

MAIN RECEPTION ROOM
three sets of sash windows to the front aspect all have internal secondary glazing, fireplace with recently installed log burner and a brick hearth, to one side of the fireplace generous built-in storage cupboard. Door to second staircase.

STUDY/BEDROOM 4
built-in double wardrobes, bespoke cabinetry for bookshelves/library, range of exposed timbers, doors leading into the garden, windows to the front aspect.

STAIRS LEADING TO FIRST FLOOR

BEDROOM 3
built-in storage cupboard, skylight, windows to the front aspect, range of built-in wardrobes with shelving space above.e Door to:

FAMILY BATHROOM
panelled bath with shower above, heated towel rail, part tiled wall, built-in storage cupboard, double glazed windows to the front aspect, ceramic wash hand basin with vanity cupboard space beneath, splashback tiles.

LANDING
skylight, door to:

BEDROOM 2
dual aspect, double glazed windows to the side, single glazed windows to the front, built-in wardrobe space, range of exposed timbers.

STEP UP
to:

BEDROOM 1
windows to the front aspect, built-in storage cupboards, range of exposed timbers, door to:

SHOWER ROOM
recently refitted, low level w.c., obscure windows to the rear aspect, ceramic wash hand basin with splashback tiles, walk-in shower with shower above, vanity cupboard space above the w.c.

MAIN STAIRCASE
accessed in second hallway between the kitchen and first entrance hall.

OUTSIDE
Shared access driveway with the adjoining property, off-street parking, block paved driveway parking for several cars. GARAGE with electric doors, power supply. Partially walled garden which screens the neighbouring property. Garden of good size, predominantly laid to lawn with a range of mature trees and shrubs and hedgerow bordering. An established Yew tree with TPO order, adjoining the garage is a timber outbuilding with power supply and door into garage. Part paved patio area perfect for al fresco dining and entertaining. Detached greenhouse, paved walkway across the front of the house takes to front and side door. Stone wall feature about 7ft/8ft high.Additional gated pedestrian access from the rear boundary.







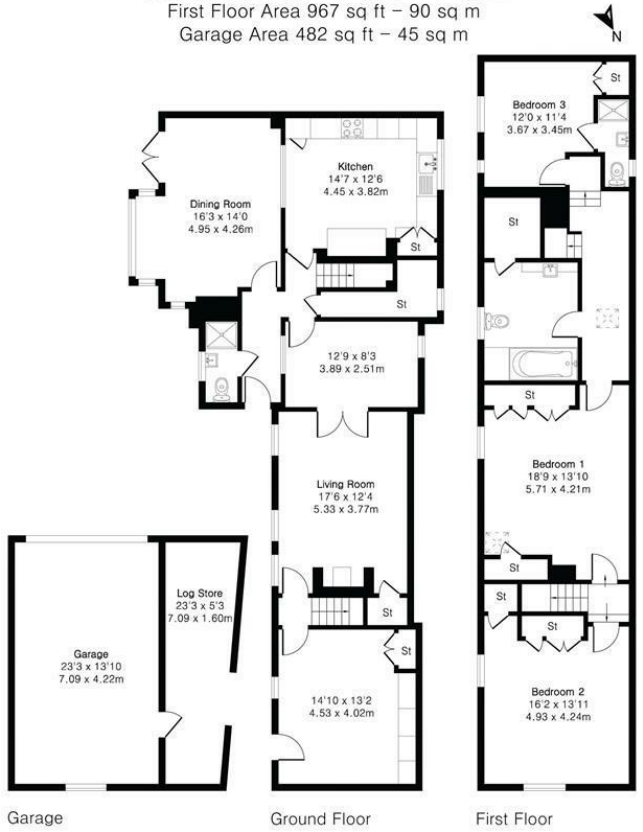






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Tenure - Freehold
Council Tax Band - E
Local Authority - East Cambridgeshire District Council

Approximate Gross Internal Area 2121 sq ft - 197 sq m
(Excluding Garage)
Ground Floor Area 1154 sq ft – 107 sq m
First Floor Area 967 sq ft – 90 sq m
Garage Area 482 sq ft – 45 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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