



Carters Way, Swavesey
CB24 4RZ

Pocock + Shaw

20 Carters Way
Swavesey
Cambridge
Cambridgeshire
CB24 4RZ

An immaculately presented, extensively upgraded and extended semi detached family home situated close to the centre of this convenient and well served village. The property features three bedrooms and an attractive rear garden along with the benefit of a driveway and garage.

- Fully updated and extended semi
- Newly fitted kitchen and bathroom
- Garage and parking
- Double glazed and gas central heating
- Travertine tiled ground floor
- Three bedrooms
- New oak doors throughout

Guide Price £345,000



This wonderful property is situated in the well served village of Swavesey with its excellent local shopping and amenities including a Post Office and local shop forming part of the attractive market square, along with a popular village pub. Primary schooling and Swavesey Village College, which is rated outstanding, are close by. The village offers easy access to Cambridge and St Ives via the guided bus and A14

Entrance hall With Travertine tiled flooring, stairs to first floor, radiator, glazed door to

Kitchen/Dining room With range of newly fitted wall and base units with extensive working surfaces and inset enamel sink, range of fitted appliances including fridge/freezer, electric oven, hob and extractor, dishwasher, two double glazed windows to the front, radiator, two understairs storage cupboards, Travertine tiled flooring.

Living room With Travertine tiled flooring, glazed double doors and windows to family room and radiator.

Family room With double glazed sliding doors to the garden, high level double glazed windows to two aspects, Travertine tiled floor.

First Floor

Landing With overstairs storage cupboard, loft hatch to roof space with central heating boiler.

Bedroom 1 With double glazed window to rear, radiator.

Bedroom 2 With double glazed window to front, radiator.

Bedroom 3 With double glazed window to front, radiator.

Bathroom With attractive refitted suite comprising low level WC, wash handbasin with mixer tap and storage under, panelled bath with mixer tap, wall mounted shower and controls, tiled surround, double glazed window to side, radiator.

Outside The front of the property offers parking for three vehicles on a block paved driveway leading to a single garage with up and over door and power and light. Attractive lawn area with flower and shrub beds, outside tap, gated side pedestrian access to rear garden extending to approximately 40ft, Travertine tiled patio area with pathway leading to rear secluded seating area, well tended lawns with timber edged flower and shrub beds and a timber shed.

Services All mains services

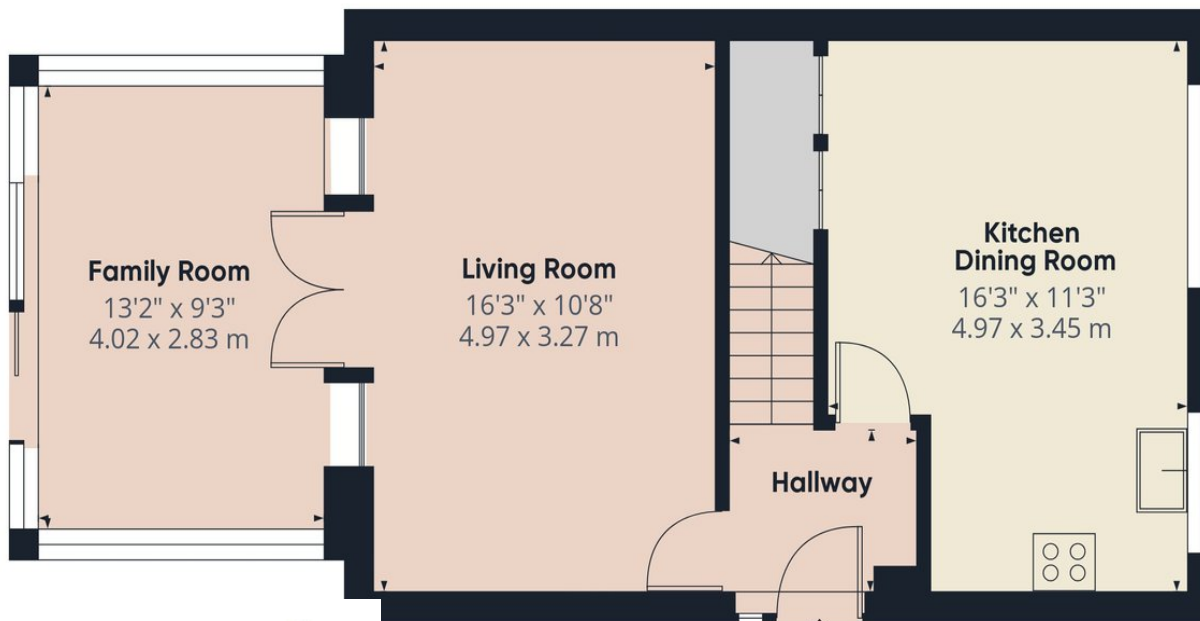
Tenure The property is Freehold

Council Tax Band C

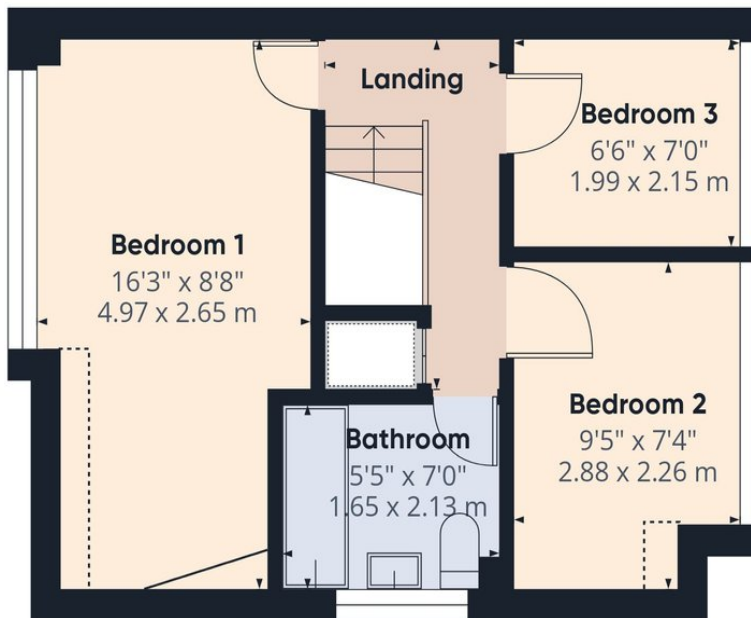
Viewing By Arrangement with Pocock + Shaw







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



Approximate total area

848 ft²

78.8 m²

Reduced headroom

8 ft²

0.8 m²

(Excluding Garage)



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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