



Quarry Lane, Swaffham Bulbeck, CB25 0LU

CHEFFINS

Quarry Lane

Swaffham Bulbeck,
CB25 0LU

- Generous sized garden
- Velfac aluminium casement windows
- Bespoke handleless kitchen units by Cambridge Kitchens
- Integrated Bosch double oven and induction hob
- Off-street parking for multiple cars
- Central heating via air source heat pump
- Zoned underfloor heating to ground floor

A beautifully presented two bedroom semi-detached property extending to approximately 926sqft and arranged over two floors. The property further benefits from open plan kitchen, living, dining area and off-road parking, located in the sought after village of Swaffham Bulbeck close to local amenities and transport links.



Guide Price £335,000





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 routes 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.



Quarry Lane

This beautifully designed property features a spacious open-plan living area, modern kitchen with premium appliances, and well-proportioned bedrooms. This home offers a private garden and energy-efficient features throughout. Located just a short drive from Cambridge, the home provides the perfect blend of countryside charm and city convenience. Ideal for growing families and first-time buyers

Specification

External Windows and Doors

- Velfac aluminium casement / timber sub-frame composite windows and doors
- Sliding doors to lounge
- Aluminium weather canopy to front door
- Galvanised steel rainwater gutters and downpipes

Internal Doors

- . Solid core flush doors with a rebated MDF architrave surround and good quality brushed stainless steel lever handles
- . Mirrored sliding doors to ground floor hall cupboard

Heating and Plumbing

- . Zoned underfloor heating to ground floor, aluminium radiators to second floor, pressurized hot water cylinder – all independently controlled and served by an air source heat pump

Electrics

- . USB outlet sockets to all bedrooms and kitchen
- . Timed and thermostatically controlled chrome electric towel rails to bathrooms
- . "Ring" door bell
- . Loft mounted TV aerial distributing to all bedrooms and lounge
- . Downlighters to kitchen, hall, utility, pendants to other areas
- . External lights to front and rear doors

Floor Coverings

- . Porcelain wood effect plank tiles to the ground floor
- . Porcelanosa floor tiles to bathroom
- . Remaining areas fully carpeted

Wall Coverings

- . Porcelanosa wall tiles, recessed mirror detail

Kitchens / Utility

- . Bespoke handleless kitchen units by Cambridge kitchens with 12mm compact laminate worktop
- . Integrated Bosch double oven, Bosch induction hob, Bosch undermount canopy extractor hood
- . Integrated CDA 70/30 fridge freezer
- . Integrated CDA 60cm dishwasher
- . Pre-plumbed appliance voids to utility area with worktop and wall unit over

- . Resin composite sinks

Sanitaryware

- . Duravit baths with waste filling
- . Duravit back to wall WC's
- . Hansgrohe taps and shower valves
- . Riser rail shower and fixed glass screen over bath
- . Vanity units and sinks to all cloaks & bathrooms

Decorations

- Matt "skimming stone" emulsion to walls
- Matt white emulsion to ceiling
- Eggshell "skimming stone" to all internal woodwork

External

- Patio – Grey Sandstone Paving
- Drive – Rumbled Trio block paving

Turfed rear garden

Please note images shown are of a similar property and may not reflect the exact finishes.

FRONT DOOR

leading into:

ENTRANCE HALL

with wood effect laminate flooring, stairs to first floor, mirrored storage cupboard with sliding doors, access into various rooms.

UTILITY ROOM

with wood effect laminate flooring, upvc double glazed frosted window overlooking front of the property, low level w.c., wash hand basin with storage cupboard beneath, laminate quartz effect worktop with space and plumbing for washing machine below, wall mounted storage cupboards, spotlights, extractor fan.

SITTING/DINING/KITCHEN

with continuation of the wood effect laminate flooring, upvc double glazed window overlooking side of the property, downlighters, sliding doors out to the rear garden, underfloor heating. Kitchen/Dining Room with range of floor and wall mounted units with laminate quartz effect worktop, integrated fridge and freezer, integrated Bosch oven and grill, integrated Bosch 4 ring induction hob with extractor fan and splashback, sink and drainer with mixer tap, integrated dishwasher, LED spotlights.

ON THE FIRST FLOOR

LANDING

carpeted, upvc double glazed window overlooking side of the property, spotlights, radiator, airing cupboard with hot water tank, access into various rooms.

BEDROOM 1

carpeted, downlighter, access into loft, two upvc double glazed windows overlooking the rear of the property, radiator.

BEDROOM 2

carpeted, radiator, two upvc double glazed windows overlooking front of the property, downlighter.

BATHROOM

with tiled wall and floor, three piece suite including bath with shower over, wash hand basin with storage drawers beneath, low level w.c., spotlights, heated towel rail, extractor fan.

OUTSIDE

The property is approached via brick paved driveway with off-road parking and the property is bordered by a variety of trees and hedging. Driveway leads to front door and there is also rear access to the back garden. Outside water tap, outside electricity point and electric meter cupboard.

Rear garden is predominantly enclosed by timber fencing, terrace area perfect for alfresco dining, remainder of the garden is laid to lawn, side access gate to front of the property and air source heat pump.

AGENTS' NOTES

Tenure – Freehold

Annual Service Charge – Communal access and landscaping will require an annual payment. value tbc.

Council Tax Band – tbc

Property Construction – Traditional

Number & Types of Room – Please refer to floor plan

Square Footage – Please refer to floor plan

Parking – Driveway

UTILITIES/SERVICES

Electric Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Air source heat pump

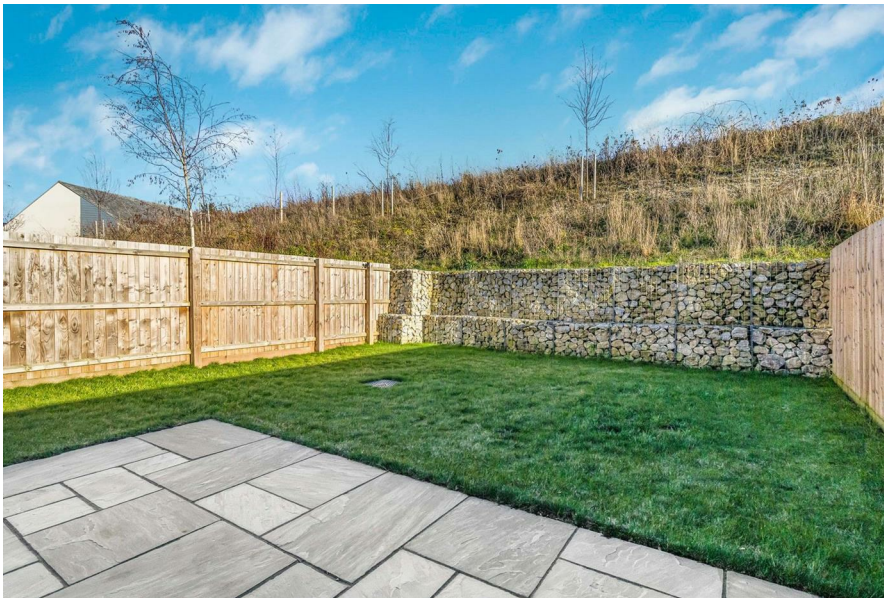
Broadband – Fibre available

Mobile Signal/Coverage – Ok

Flood Risk – None noted

Rights of Way, Easements, Covenants – None noted

Conservation Area – No





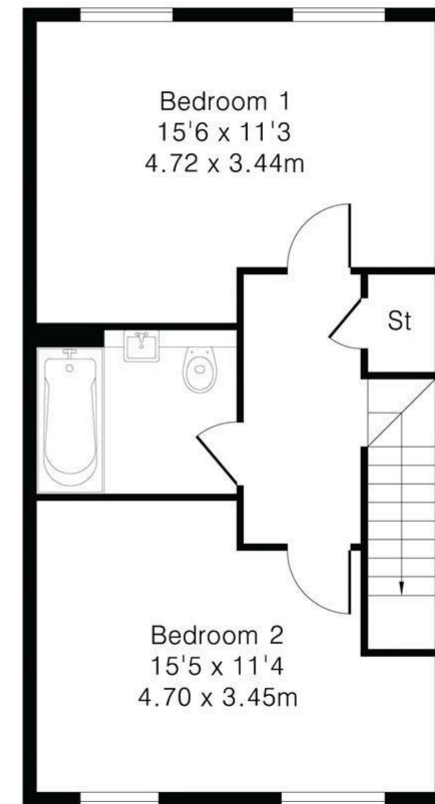
Approximate Gross Internal Area 926 sq ft - 86 sq m

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 463 sq ft – 43 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £335,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire District

Council

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.