



Heath Road, Swaffham Bulbeck, CB25 0LS

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Heath Road

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CB25 0LS

- Turfed 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

Introducing a stunning 3 bedroom semi-detached home in the charming village of Swaffham Bulbeck.

3 2 1

Guide Price £400,000





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, including a master with en-suite. 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/third 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 / en-suites
. "Ring" door bell
. Loft mounted TV aerial distributing to all bedrooms and lounge
. Shaver outlet to bedroom and en-suite
. 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 / ensuite
. 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
. Fixed head and riser rail to en-suite shower
. Riser rail shower and fixed glass screen over bath
. Vanity units and sinks to all cloaks, bathrooms and en-suite

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

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

Planning Permission – Full





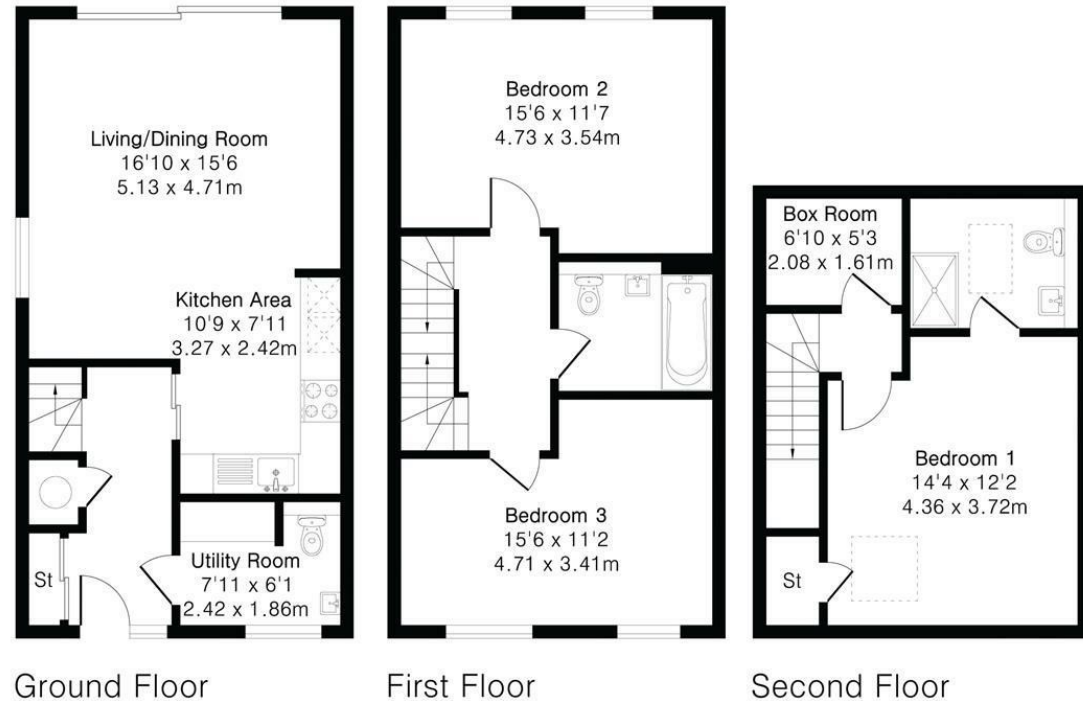


Approximate Gross Internal Area 1257 sq ft - 117 sq m

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 468 sq ft – 44 sq m

Second Floor Area 324 sq ft – 30 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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 £400,000

Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambridgeshire District

Council



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