

**ENTRANCE HALL** Double glazed window and door to front aspect, two under stairs storage cupboards, stairs to first floor, single radiator, karndeian wood flooring.

**CLOAKROOM** Double glazed window to rear aspect, low level WC, wash basin, tiled splash backs.

**LOUNGE** 18' 11" x 10' 05" (5.77m x 3.18m) Double glazed sliding doors to rear garden, double glazed window to front aspect, karndeian wood flooring, coal effect gas fire with surround, two single radiators.



**KITCHEN/DINER** 22' 1" x 10' 11" narrowing to 8'10" (6.73m x 3.33m) Double glazed window to front and rear aspect, door to side, part tiled and part laminate wood flooring, base and wall mounted units with work surfaces, inset sink unit, gas hob with integrated extractor over, built in oven, integrated dishwasher, integrated fridge/freezer, integrated washing machine

**LANDING** Loft access, doors to:



**MASTER BEDROOM** 12' 11" x 10' 04 max" (3.94m x 3.15m) Double glazed window to front aspect, two single radiators, two built in wardrobes.

**EN SUITE** Double glazed window to rear aspect, shower cubicle with wall mounted shower, wash basin, low level WC, tiled splash backs.

**BEDROOM TWO** 8' 8" x 8' 2" (2.64m x 2.49m) Double glazed window to front aspect, single radiator, built in wardrobe with sliding mirrored doors.



**BEDROOM THREE** 9' 9" x 6' 8" (2.97m x 2.03m) Double glazed window to rear aspect, single radiator.

**BEDROOM FOUR** 10' 6" x 6' 8" (3.2m x 2.03m) Double glazed window to rear aspect, single radiator.

**FAMILY BATHROOM** Double glazed window to side aspect, panel enclosed bath, low level WC, wash basin, tiled splash backs, single radiator, karndeian wood flooring.



OUTSIDE The rear garden is laid mainly to lawn with side access, personal door to garage and two patio areas. There is off road parking to the side via the driveway which leads to the single garage.



Ground Floor



First Floor



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51 Moat Way, Swavesey, Cambridge,  
CB24 4TR

£375,000 Freehold

A well presented four bedroom detached house that has been improved within the last few years. The property offers a generous rear garden, en suite bathroom, downstairs cloakroom, kitchen/diner and single garage.



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