LOCATION Swavesey itself has a diverse community with many families opting for its location, due to the successful Primary School and Outstanding Ofsted rated Village College. There is a convenience store with Post Office and a thatched village shop situated in an historic market square, as well as various churches, a coffee shop and a public house serving a wide range of real ales. On the green sits an attractive pavilion, used by the community. Swavesey is also fortunate to have the wonderful RSPB nature reserve with miles of walks along the river and leading to Fen Drayton lakes.

LIVING ROOM/DINING AREA 25' 6" x 13' 11 widening to 23' 7" (7.77m x 4.24m) Double glazed windows to front and side, door leading to side patio, two grey metal radiators, low level radiator, suspended Scandinavian style central fireplace, solid oak flooring, inset spotlights to ceiling with vaulted ceiling, open plan to dining area and kitchen.

KITCHEN AREA 12' 9" x 10' 10" (3.89m x 3.3m) Double glazed window to front, range of fully fitted wall and base units with drawers under, butchers block solid oak worktop surface over and return splash back, inset stainless steel sink unit with mixer tap, stainless steel oven with five ring gas hob and extractor hood over, brick feature wall, integrated dishwasher, space for fridge/freezer, breakfast bar, real slate tiled floor, radiator, door to inner hall.

FAMILY ROOM 17' 11" x 12' 0" (5.46m x 3.66m) Double glazed bi-folding door leading to front patio, vaulted ceiling with inset spotlights, range of built in cupboards with shelving and storage compartments, solid oak flooring, sunken snug area.

MEZZANINE FLOOR 13' 5" x 7' 7 widening to 12" (4.09m x 2.31m) Double glazed window to side, open tread wood and glass staircase, leading to snug/reading area.

INNER HALL Inset spotlights to ceiling, radiator, solid oak flooring, airing cupboard housing boiler and clothes drying rails.

BEDROOM ONE 14' 0" x 12' 0" (4.27m x 3.66m) Double glazed window to rear, inset spotlights to ceiling, solid oak flooring, radiator.
BEDROOM TWO 11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to rear, radiator, inset spotlights to ceiling, solid oak flooring, double wardrobe with shelving and hanging.

BEDROOM THREE 11' 10" x 9' 11" (3.61m x 3.02m) Double glazed window to rear, radiator, double built in wardrobe with shelving and hanging, solid oak flooring.

BEDROOM FOUR/STUDY 12' 6" x 9' 2 widening to 11' 9" (3.81m x 2.79m) Double glazed window to rear, door to garden, radiator, inset spotlights to ceiling.

SHOWER ROOM Obscured double glazed window to side, WC, hand basin inset to vanity unit, P-shaped walk in shower cubicle with chrome fitting, fully tiled walls, inset spotlights to ceiling, extractor fan, radiator, heated towel rail.

BATHROOM WC, hand basin inset to vanity unit, bath with chrome shower fitting over, tiled splash back, chrome heated towel rail, inset spotlights to ceiling, extractor fan, tiled floor.

GARDEN AND PARKING A gravel driveway provide off road parking for numerous vehicles and leads to an adjoining garage with cedar cladding and remote door. The garden is attractively landscaped to utilise all areas of the spacious corner plot, including a hedge to the front boundary offering privacy, a further lawned side garden leads to a private garden to the rear with raised and well stocked raised timber beds.

AGENTS NOTE The vendors designed this individual property with considerate thought and planning and have sourced and used high quality materials throughout this renovation. This applies to the finishes as well as the other less obvious materials such as plumbing and electrics.
IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property.
24 Wallmans Lane, Swavesey, Cambridge, CB24 4QY

£585,000 Freehold

A superbly renovated and extended detached property which sits within a generous corner plot and is short walk to the centre of this most sought after village. The property has been thoughtfully designed to include a wonderful open plan living space with vaulted ceiling and central fireplace. With quality kitchen and bathrooms, this property has a very comfortable feel. The versatile accommodation will appeal to many buyers in varying situations. A fourth bedroom could easily be utilised as an office and the attractive family room with mezzanine floor is another one of the properties many attributes. The gardens are landscaped and surround the property, together with an ample driveway and garage adjacent.