



Swaffham Road
Cambridge, CB25 0AN
Guide Price £800,000

Swaffham Road, Cambridge, CB25 0AN

A detached family home set on the edge of this thriving and well served village and enjoying a sizeable plot and fabulous gardens.

This established property has been cleverly extended over the years and offers generous size rooms throughout. Boasting accommodation to include a spacious entrance hall, kitchen/breakfast room, utility room, living room, dining room, five bedrooms with en-suite to master and a family bathroom.

Externally the property offers delightful gardens, extensive driveway and garage facilities.

No chain - viewing is highly recommended

EPC D
Council Tax E (East Cambridgeshire)

Accommodation Details:

Fully glazed front entrance door through to the:

Entrance Hall

Laid wooden flooring, radiator, modern staircase rising to the first floor, windows to the side aspect and door through to the:

Living Room 26'4" x 13'1" (8.03m x 3.99m)

Spacious living room with featured open fireplace with wooden mantel, TV connection point, radiator, laid wooden flooring, bay fronted window and archway through to the:

Dining Room 20'11" x 10'6" (6.38 x 3.22)

laid wooden flooring, radiator and sliding doors out to the rear garden.

Kitchen/Diner 20'11" x 10'9" (6.38 x 3.29)

Modern fitted kitchen with a range of matching eye and base level storage units with working granite surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, breakfast bar, range cooker and extractor hood above, space for American style

fridge/freezer and dishwasher. Radiator, LVT flooring, Window to the side and rear aspect.

Utility Room 8'9" x 7'1" (2.67 x 2.16)

With space for washing machine, tiled flooring, radiator, boiler and door out to the rear garden.

Office 14'2" x 7'9" (4.33 x 2.37)

With radiator and sliding doors out to the rear aspect.

WC 6'3" x 2'11" (1.91 x 0.89)

Comprising low level WC and wash hand basin, extractor.

First Floor Landing

Laid wooden flooring, radiator and window to the side aspect.

Bedroom 1 18'4" x 15'11" (5.59m x 4.85m)

Large sized bedroom with built in sliding floor wardrobes, further storage cupboards, eaves storage, radiator, window to the side aspect and sliding doors out to the balcony looking over the rear gardens. Door through to the:

En-Suite 9'2" x 7'9" (2.79m x 2.36m)

Four piece white suite comprising of a low level WC, wash basin with vanity cupboards under, steps up to the panelled bath with wall mounted shower and rainfall shower head, tiled walls and flooring, heated towel rail and obscured window to the side aspect.

Bedroom 2 18'4" x 12'6" (5.59 x 3.82)

Double bedroom with radiator, windows to the front and side aspect.

Bedroom 3 15'11" x 12'2" (4.85m x 3.71m)

Double bedroom with eaves storage, radiator and window to the rear aspect.

Bedroom 4 13'1" x 10'0" (3.99 x 3.05)

Double bedroom with radiator and bay fronted window.

Bedroom 5 15'11" x 7'11" (4.85m x 2.41m)

With radiator and to the rear aspect.

Shower Room 6'6" x 5'3" (1.98m x 1.60m)

Three piece suite comprising of a low level WC, wash basin with vanity cupboards under, enclosed shower cubicle with jets, tiled walls and flooring, radiator and obscured window to the front aspect.

Outside - Rear

Well established substantial rear garden well stock with a variety of mature tree, shrubs and flowers with views over looking open fields. Paved patio area, greenhouse, pond and a further two timber garden sheds.

Outside - Front

Well presented frontage with high hedging creating privacy, laid shingle with pathways leading up to the front entrance and side pedestrian gate, bloc driveway leading up the garage and a further gate with access to the rear garden.

Garage 22'10" x 18'4" (6.97 x 5.59)

With power and lighting, electric roller door, windows and external door to the side aspect.

PROPERTY INFORMATION:

Maintenance fee - N/A

EPC -

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 204 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

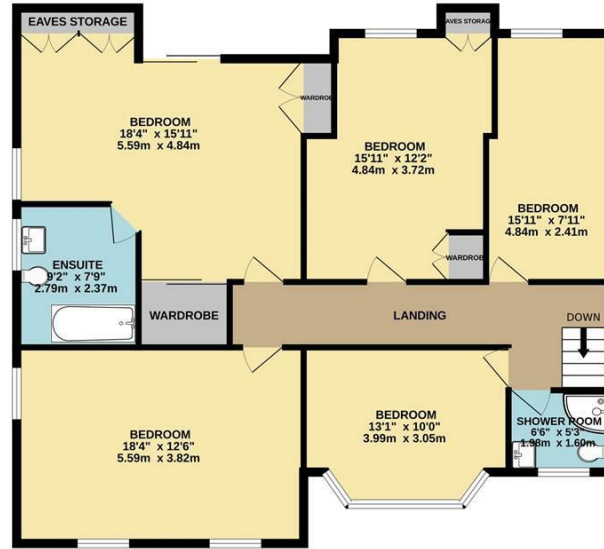
Mobile Signal/Coverage – Likely

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
1347 sq.ft. (125.1 sq.m.) approx.



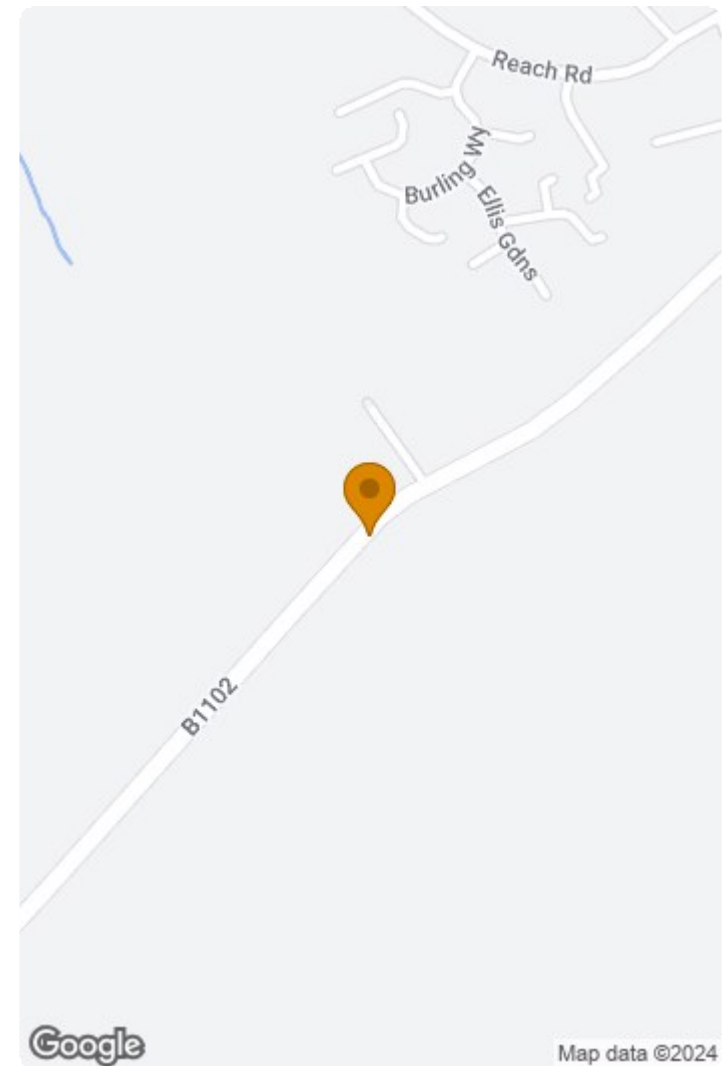
1ST FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



49 SWAFFHAM RD

TOTAL FLOOR AREA : 2509 sq.ft. (233.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	76		
59	76		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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