



Radcliffe & Rust Estate Agents are delighted to offer, for sale, this stunning family home in the heart of Swaffham Bulbeck, CB25. This highly sought after village offers excellent balance of peaceful village living and convenient access to wider amenities. Located around eight miles from Cambridge and close to Newmarket, residents enjoy easy access to shopping, dining and major employment hubs while benefitting from a tranquil rural setting. Swaffham Bulbeck is well regarded for its strong sense of community and welcoming atmosphere. The village includes a popular pub, local shop, parish church and an active village hall hosting regular events throughout the year. The attractive village green forms a central focal point, complete with a pavilion supporting local sports clubs and community activities, alongside a well-equipped playground that makes the area especially appealing for families. For education, Swaffham Bulbeck Church of England Primary School is rated Good by Ofsted and is well thought of locally for its supportive learning environment. Secondary education is available at Bottisham Village College, which is highly regarded and known for its strong academic performance and broad curriculum offering. Excellent road links via the A14 and M11 provide straightforward connections to Cambridge and beyond, the centre of Cambridge as little as a 20 minute drive away or only a 35 minute cycle ride away. Surrounded by open countryside and scenic walking routes, Swaffham Bulbeck offers a relaxed village lifestyle combined with quality schooling and strong community amenities.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this modern and inviting four bedroom semi-detached property in the popular village of Swaffham Bulbeck. Offering an excellent location close to Cambridge, Newmarket and the surrounding areas, this property has bright and well proportioned rooms and is positioned at the entrance to this newly built residential development.

Upon approaching the property, you are welcomed by a modern exterior. With red bricked and partly rendered walls, there is a single garage attached to the property, parking for up to two vehicles and a pathway leading to the front door. Once inside, there is an L shaped hallway with stairs leading to the first floor, wooden flooring and freshly decorated neutral coloured walls. Under the stairs, there is a useful storage cupboard.

The first room you come to is the downstairs cloakroom. Positioned under the stairs, there is a W.C., hand basin and useful wall mounted storage cupboard with double doors.

On the right-hand side of the hallway and overlooking the front of the property is the dining room. This room can comfortably seat 4 - 6 people or could also work well as an office space or children's play room if required. Opposite the dining room is the kitchen and breakfast room. With grey modern wall and base units, within the kitchen there is an electric oven and microwave above, stainless steel sink and drainer, full height fridge freezer and breakfast bar which could seat two people if required. The dining area of the room could hold a table for around four people and has French doors leading to the rear garden.

At the end of the hallway is the living room. Spanning the full length of the property, this room has dual aspect views with a window overlooking the front of the property and French doors leading to the rear garden, wall up-lighters and a ceiling hung chandelier-style light.

On the first floor, there are four bedrooms, with an en-suite to the master, and family bathroom. The first room you come to is the master bedroom. This good sized bedroom overlooks the front of the property and has the added bonus of two double built-in wardrobes. The adjoining en-suite has floor to ceiling neutral coloured tiles, walk-in shower with glass bi-folding door, W.C., hand basin and mirrored storage cupboard above.

Opposite the master bedroom is the family bathroom. On the lefthand side there is a vanity with W.C., countertop hand basin and storage cupboard below and large walk-in shower with glass screen. Next to the family bathroom is bedroom four. Although the smallest of the bedrooms, it is still a good size and could fit a double bed if required. Bedroom three is next to bedroom four and could also fit a double bed. Bedroom two is on the opposite side of the landing and overlooks the front of the property. Within the alcove in this room, there is a double built-in wardrobe with sliding doors.

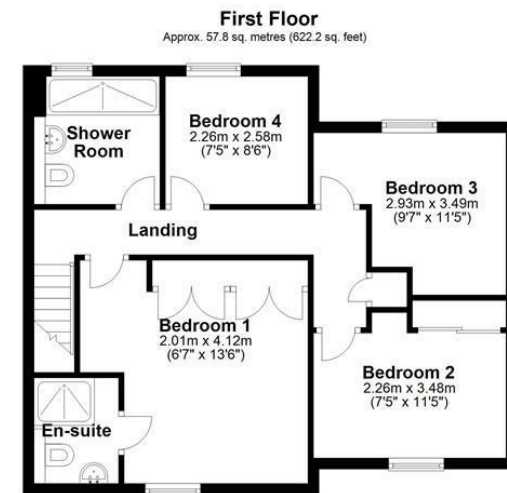
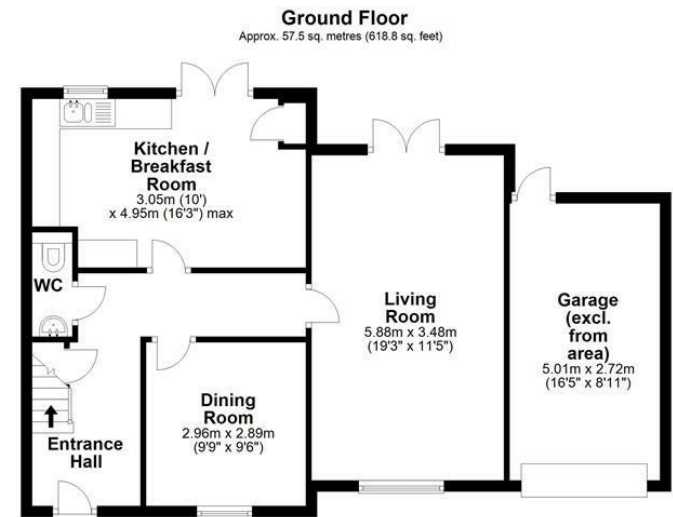
To the rear of the property, there is a low maintenance courtyard style garden with mature bushes and shrubbery lining the edge of the garden. There is also a raised area perfect for al fresco dining.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold
Council tax: Band C
Chain details: No onward chain





Total area: approx. 115.3 sq. metres (1241.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

