



Swallow Gardens, Cambridge, CB4 1FU

CHEFFINS

Swallow Gardens

Chesterton, Cambridge,
CB4 1FU

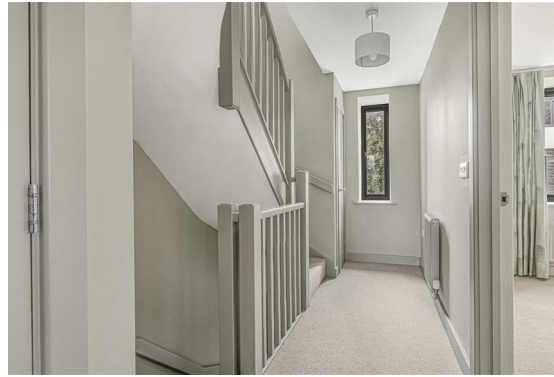
- Modern Semi-Detached Residence
- Three Bedrooms
- Two Bathrooms
- Living/Dining Room With Bi-Folding Doors
- High Specification Including Triple Glazing
- Private Rear Garden
- Off Street Permit Parking With Visitor Parking As Well

A superb opportunity to acquire this modern semi-detached residence, offering spacious and elegantly presented accommodation arranged over three floors and finished to a high, energy-efficient specification. The property enjoys a low-maintenance rear garden and is perfectly positioned within a select development, just a short distance from the River Cam, the city centre, and an excellent range of local amenities.

3 2 1

Guide Price £550,000





LOCATION

Swallow Gardens is a prestigious development of seven houses situated in a prime position in Chesterton, close to Cambridge's historic centre. An ancient parish, Chesterton has evolved over the centuries to become a highly desirable place to live, offering a unique atmosphere and a close proximity to all that Cambridge has to offer. Despite the growth of the city, Chesterton has retained a traditional village feel thanks to its historic street layout (featuring several listed period properties) and excellent location bordering the banks of the picturesque River Cam. The development itself is perfectly situated for a short stroll to the beautiful green spaces of Stourbridge Common and beyond to central Cambridge. Nestled in Chesterton's High Street, Swallow Gardens provides easy access to various amenities, including a Post Office, independent shops, supermarkets, a chemist, dentist, and medical centre. Nearby, you'll find a range of dining options, from local inns to acclaimed fine-dining venues like the Michelin-starred Midsummer House and Restaurant22. As one of the world's most famous university cities, Cambridge also offers high-quality education for all ages, from preschool to postgraduate studies. With a mix of state and private primary and secondary schools, educational opportunities abound and are easily accessible.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, wood-effect flooring, underfloor heating controls, panelled doors providing access into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled flooring, lighting, extractor fan.

KITCHEN

A well equipped and modern kitchen comprising a collection of wall and base mounted storage cupboards and drawers with wood effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring Bosch gas hob with stainless steel splashback and extractor hood above, integrated double oven and integrated and concealed fridge/freezer and dishwasher, integrated and concealed washer, cupboard housing wall mounted Vaillant gas fired boiler providing hot water and heating for the property, tiled effect flooring, inset LED downlighters, wall mounted underfloor heating control, triple glazed window to front aspect.

OPEN PLAN SITTING/DINING ROOM

with wall mounted underfloor heating control, wood-effect flooring, lighting and full width set of bi-folding doors creating a large entry point of light into the room but also ease of access into the garden.

ON THE FIRST FLOOR

LANDING

with stairs rising to second floor accommodation, radiator, panelled door providing access into deep storage cupboard and also further panelled door providing access into airing cupboard, triple glazed window to front aspect, panelled doors providing access into respective rooms.

BEDROOM 2

with radiator, triple glazed window to front aspect.

BEDROOM 3

with radiator, set of triple glazed windows overlooking garden.

FAMILY BATHROOM

which comprises of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath taps with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, timber upstand, shaver point, heated towel rail, inset LED downlighters, extractor fan, triple glazed window fitted with privacy glass out onto rear aspect.

ON THE SECOND FLOOR

LANDING

with triple glazed window to front aspect, panelled door leading through into:

PRINCIPAL BEDROOM SUITE

with set of panelled double doors providing access to fitted built-in wardrobe fitted with railings and shelving, radiator, skylight, triple glazed windows to front aspect, panelled door providing access into:

EN-SUITE BATHROOM

comprising of a three piece suite with combined shower and bath, wall mounted shower head, hot and cold mixer bath taps, glazed shower partition, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, timber upstand, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, triple glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the rear of the property is a private rear garden principally laid to lawn with a paved patio area led directly off the rear part of the property and providing a wonderful space to both relax and entertain, bedded area laid to bark surrounding the lawned part of the garden and to the rear a brick wall and timber side gate leading to the shared side access which in turn provides access to the front of the property. To the side is the allocated parking space for the property which benefits from close proximity to the secure communal bike store as well as this property's own EV charger.

AGENTS NOTE

There is an annual service charge of £250 to the residents association.





Approximate Gross Internal Area 959 sq ft - 90 sq m

Ground Floor Area 350 sq ft – 33 sq m

First Floor Area 350 sq ft – 33 sq m

Second Floor Area 259 sq ft – 24 sq m

Kitchen
9'4 x 9'3
2.85 x 2.82m

Living Room
16'7 x 11'7
5.05 x 3.54m

Bedroom
10'0 x 9'4
3.05 x 2.84m

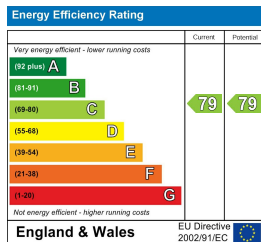
Bedroom
10'10 x 9'3
3.30 x 2.83m

Bedroom
15'11 x 9'3
4.85 x 2.83m

Ground Floor

First Floor

Second Floor



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Tenure - Freehold

Council Tax Band - D

Local Authority - Cambridge City 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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



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