



Heath Road, Cambridge, CB25 0LS

**CHEFFINS**

# Heath Road

Swaffham Bulbeck, Cambridge,  
CB25 0LS

\* FINAL HOME REMAINING \*  
This brand new 3 bedroom home is finished to  
an exceptional specification. Located in the  
charming village of Swaffham Bulbeck.

Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 96        |
| (81-91) B                                   | 86                         |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

3 2 1

£425,000





## Quarry Lane

This beautifully designed property features a spacious open-plan living area, modern kitchen with premium appliances, and well-proportioned bedrooms, including a master with en-suite. This home offers a private garden and energy-efficient features throughout. Located just a short drive from Cambridge, the home provides the perfect blend of countryside charm and city convenience. Ideal for growing families and first-time buyers

## Specification

### External Windows and Doors

Velfac aluminium casement / timber sub-frame composite windows and doors  
Sliding doors to lounge  
Aluminium weather canopy to front door  
Galvanised steel rainwater gutters and downpipes

### Internal Doors

. Solid core flush doors with a rebated MDF architrave surround and good quality brushed stainless steel lever handles  
. Mirrored sliding doors to ground floor hall cupboard

### Heating and Plumbing

. Zoned underfloor heating to ground floor, aluminium radiators to second/third floor, pressurized hot water cylinder – all independently controlled and served by an air source heat pump

### Electrics

. USB outlet sockets to all bedrooms and kitchen  
. Timed and thermostatically controlled chrome electric towel rails to bathrooms / en-suites  
. "Ring" door bell  
. Loft mounted TV aerial distributing to all bedrooms

and lounge

. Shaver outlet to bedroom and en-suite  
. Downlighters to kitchen, hall, utility, pendants to other areas  
. External lights to front and rear doors

### Floor Coverings

. Porcelain wood effect plank tiles to the ground floor  
. Porcelanosa floor tiles to bathroom / ensuite  
. Remaining areas fully carpeted

### Wall Coverings

. Porcelanosa wall tiles, recessed mirror detail

### Kitchens / Utility

. Bespoke handleless kitchen units by Cambridge kitchens with 12mm compact laminate worktop  
. Integrated Bosch double oven, Bosch induction hob, Bosch undermount canopy extractor hood  
. Integrated CDA 70/30 fridge freezer  
. Integrated CDA 60cm dishwasher  
. Pre-plumbed appliance voids to utility area with worktop and wall unit over  
. Resin composite sinks

### Sanitaryware

. Duravit baths with waste filling  
. Duravit back to wall WC's  
. Hansgrohe taps and shower valves  
. Fixed head and riser rail to en-suite shower  
. Riser rail shower and fixed glass screen over bath  
. Vanity units and sinks to all cloaks, bathrooms and en-suite

### Decorations

Matt "skimming stone" emulsion to walls  
Matt white emulsion to ceiling

Eggshell "skimming stone" to all internal woodwork

### External

Patio – Grey Sandstone Paving  
Drive – Rumbled Trio block paving

Turfed rear garden

## AGENTS NOTES

Tenure – Freehold

Annual Service Charge – Communal access and landscaping will require an annual payment. value tbc.

Council Tax Band – tbc

Property Construction – Traditional

Number & Types of Room – Please refer to floor plan

Square Footage – Please refer to floor plan

Parking – Driveway

### UTILITIES/SERVICES

Electric Supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Air source heat pump

Broadband – Fibre available

Mobile Signal/Coverage – Ok

Flood Risk – None noted

Rights of Way, Easements, Covenants – None noted

Conservation Area – No

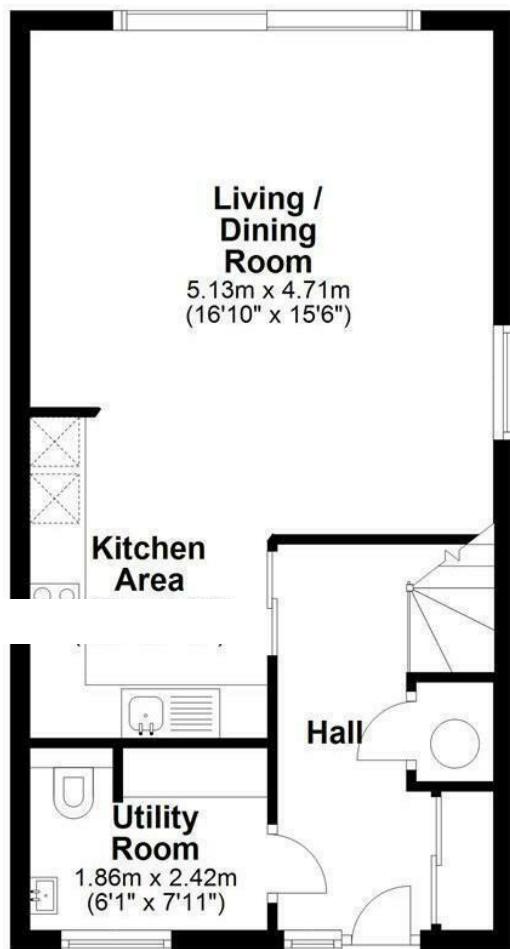
Planning Permission – Full

Please note some images are of alike properties.



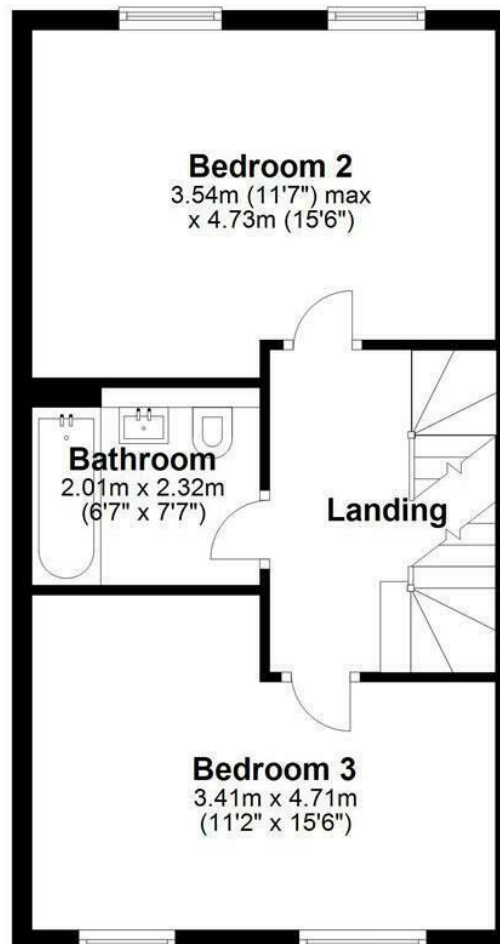
## Ground Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



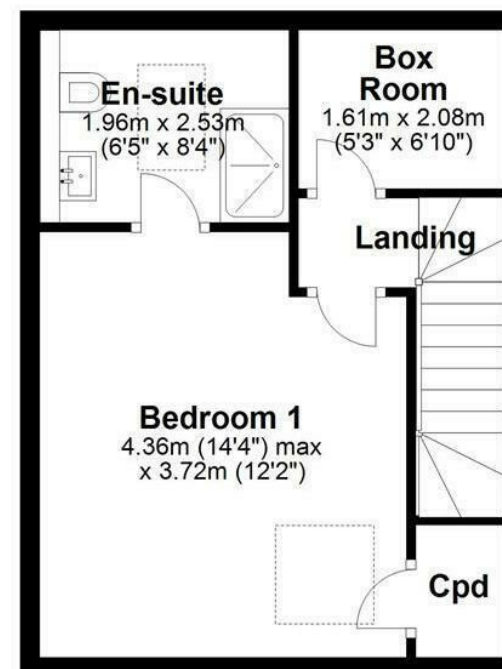
## First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



## Second Floor

Approx. 30.2 sq. metres (324.6 sq. feet)



Total area: approx. 116.8 sq. metres (1257.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

[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](http://cheffins.co.uk)

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.



**CHEFFINS**