

GRAY TOYNBEE

110 Heath Road, Swaffham Bulbeck, CB25 0LU

Guide price £400,000

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Swaffham Bulbeck, CB25 0LU

- No chain
- Ideal village location
- Off-street parking for two cars
- Zoned underfloor heating to ground floor

A modern, 3-bedroom home built in 2023 with spacious and light accommodation arranged over three floors based in the quiet village of Swaffham Bulbeck.

There is a large entrance hall with understairs storage, cloaks/comms cupboard, and a utility/cloakroom with WC and also a useful worktop and space for a washing machine and a tumble drier creating a laundry room.

The living space is lovely and has a dual aspect which includes doors to the garden. The kitchen area is superbly appointed and incorporates fitted appliances and attractive worktops. On the first floor, off the landing, there are two double bedrooms and a beautifully finished bathroom. On the second floor is the main bedroom with an ensuite shower room, built-in cupboard, and also a large box room which would make an excellent dressing room or study.















The ground floor is tiled and has underfloor heating, the first and second floors are carpeted. The central heating is via an electric air source heat pump. Outside, there is block paved parking and landscaped front gardens, the rear gardens and enclosed by fencing and have been turfed and include a paved terrace at the rear of the house.

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Swaffham Bulbeck is an attractive village 8 miles north east of Cambridge. It centres around a well recognised and picturesque village green. There is a thriving village community and although a small village, it is very well served, with a local shop, pub, church and primary school. Secondary schooling is at Bottisham Village College where there are further shopping facilities and a surgery. For the commuter there is access to the A14 at Stow Cum Quy together with connections to the A11 and M11 and Stansted Airport.



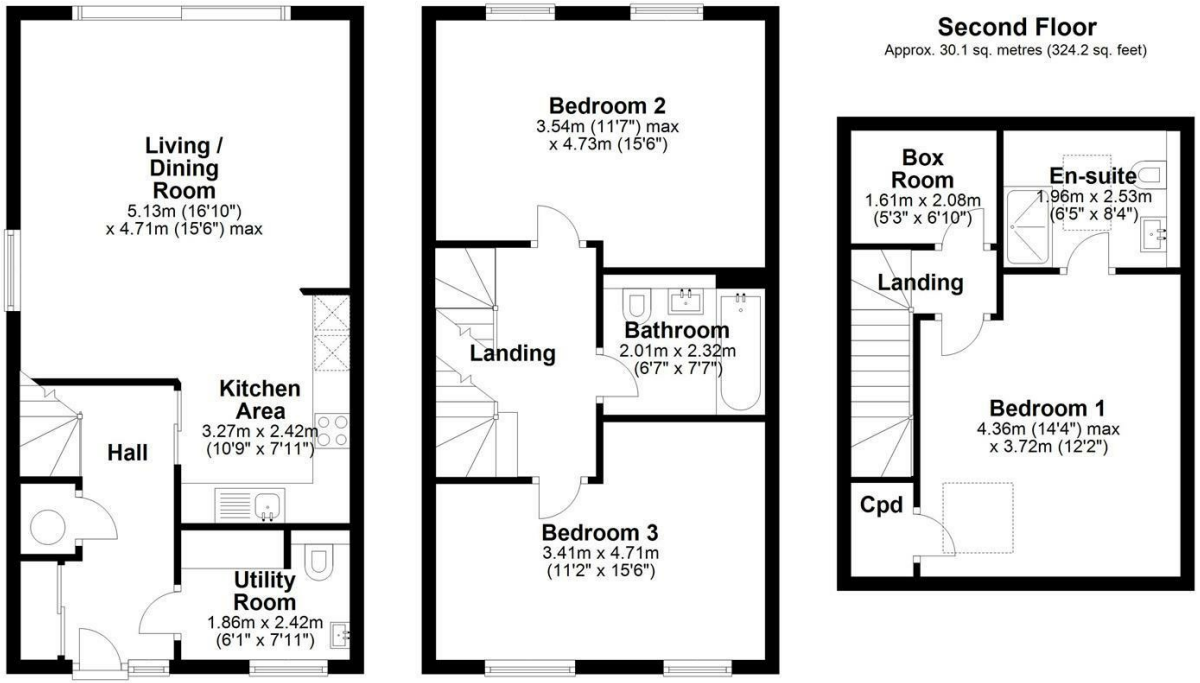


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Ground Floor
Approx. 43.2 sq. metres (464.5 sq. feet)

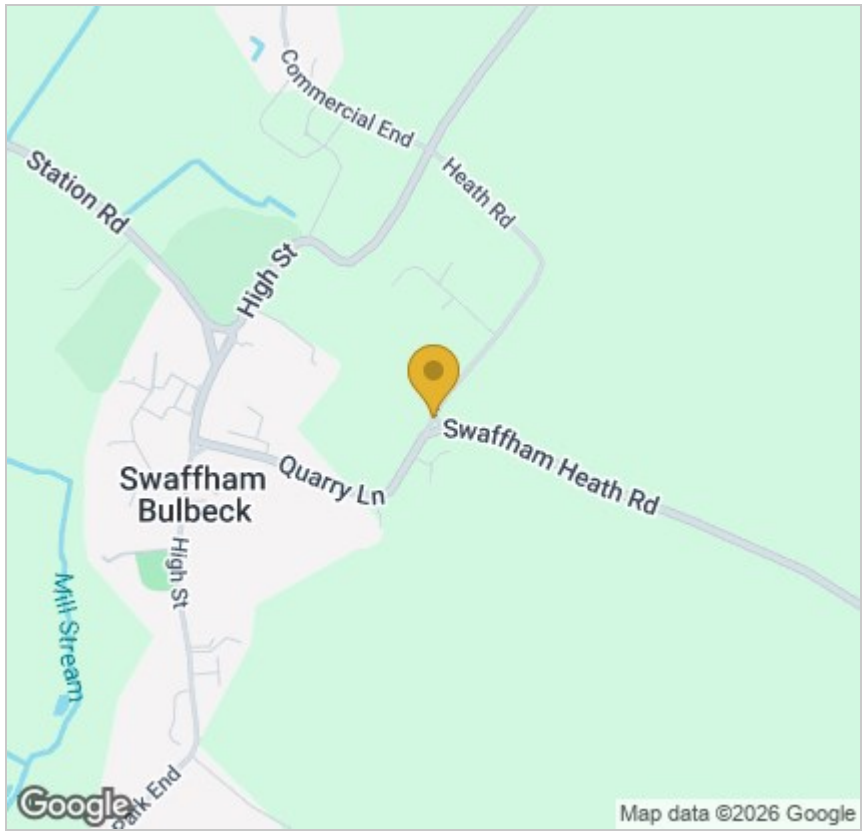
First Floor
Approx. 43.5 sq. metres (468.3 sq. feet)

Second Floor
Approx. 30.1 sq. metres (324.2 sq. feet)

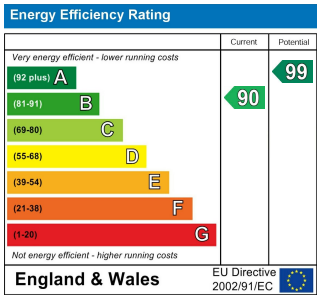


Total area: approx. 116.8 sq. metres (1257.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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