

Allix Grove
Swaffham Prior, CB25 0FH
Guide Price £650,000

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Allix Grove, Cambridge, CB25 0FH

A superb modern and detached family home set on the edge of this sought after village and located in this small and select development.

Swaffham Prior is a popular village in East Cambridgeshire and life in the village always seems to be enjoyed. Amenities include a well-regarded primary school, which has received a good rating from Ofsted. The village also features a welcoming pub and has easy access to both Newmarket and the City of Cambridge.

Cleverly planned and offering sizeable rooms throughout, this impressive property offers accommodation to include spacious entrance hall, kitchen/breakfast room with built in appliances, living room, sitting room/dining room, four good size bedrooms (ensuite to master) and a family bathroom.

Externally the property offers a magnificent and landscaped mature garden offering a good degree of privacy. The beautiful gardens have been specifically designed to enjoy sunshine throughout the day. Benefiting from double garage and parking.

Outstanding family home – viewing highly recommended.

Entrance Hall
With Amtico flooring, staircase rising to the first floor with useful storage cupboard under, window to the front aspect and door through to the:

Kitchen/Breakfast Room 18'7" x 16'2" (5.68 x 4.95)
Modern fitted kitchen with a range of matching eye and base level storage units with working surfaces over. Undermounted stainless steel sink with mixer tap over. Integrated appliances to include a double oven, induction hob with extractor hood above, fridge/freezer and dishwasher. Laid Amtico flooring, and windows to the front and side aspects.

Living Room 14'11" x 22'6" (4.55 x 6.87)
Spacious living room with featured fireplace, TV connection point, laid Amtico flooring and French doors out to the rear garden. Opening through to the:

Dining Room 12'3" x 11'9" (3.75 x 3.60)
With ample space for dining room table and chairs, pendant lighting, laid Amtico flooring and French doors out to the rear garden.

Cloakroom
With concealed WC and hand basin.

FIRST FLOOR
With access to airing cupboard and loft space which is part boarded, with light and ladder.

Bedroom 1 14'11" x 12'8" (4.55 x 3.88)
Master bedroom with fitted wardrobes, radiator, windows to the rear and side aspect. Door through to the:

Ensuite
Three piece bathroom suite comprising a concealed WC, hand basin, walk-in shower, part tiled walls, tiled flooring, heated towel rail and obscured window to the rear aspect.

Bedroom 2 9'2" x 14'1" (2.80 x 4.31)
Double bedroom with radiator and window to the rear aspect.

Bedroom 3 9'2" x 13'11" (2.80 x 4.25)
Double bedroom with radiator and windows to the front and side aspects.

Bedroom 4 8'2" x 11'5" (2.50 x 3.50)
With radiator and windows to the side and front aspect.

Bathroom
Luxury four piece bathroom suite comprising a concealed WC, hand basin, walk-in shower, panelled bath, part tiled walls, tiled flooring, heated towel rail and obscured window to the side aspect.

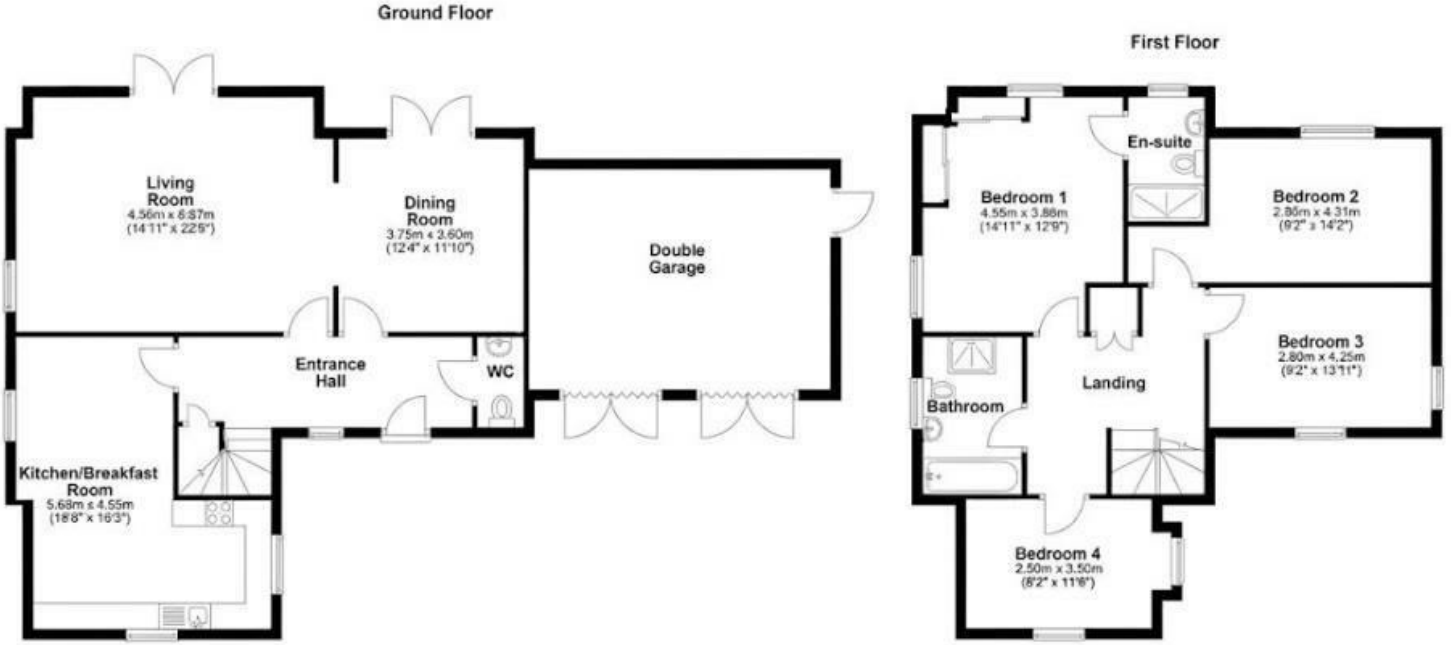
Outside - Rear
Beautifully maintained garden with a variety of established plants and shrubbery, charming wooden pergola, patio seating area, wooden garden shed and lawn area.

Outside - Front
Block-paved driveway leading up to the double garage providing ample off-road parking. Landscaped frontage and pathway leading up to the front entrance. Side pedestrian gate.

Double Garage
With power & lighting. Side external door.

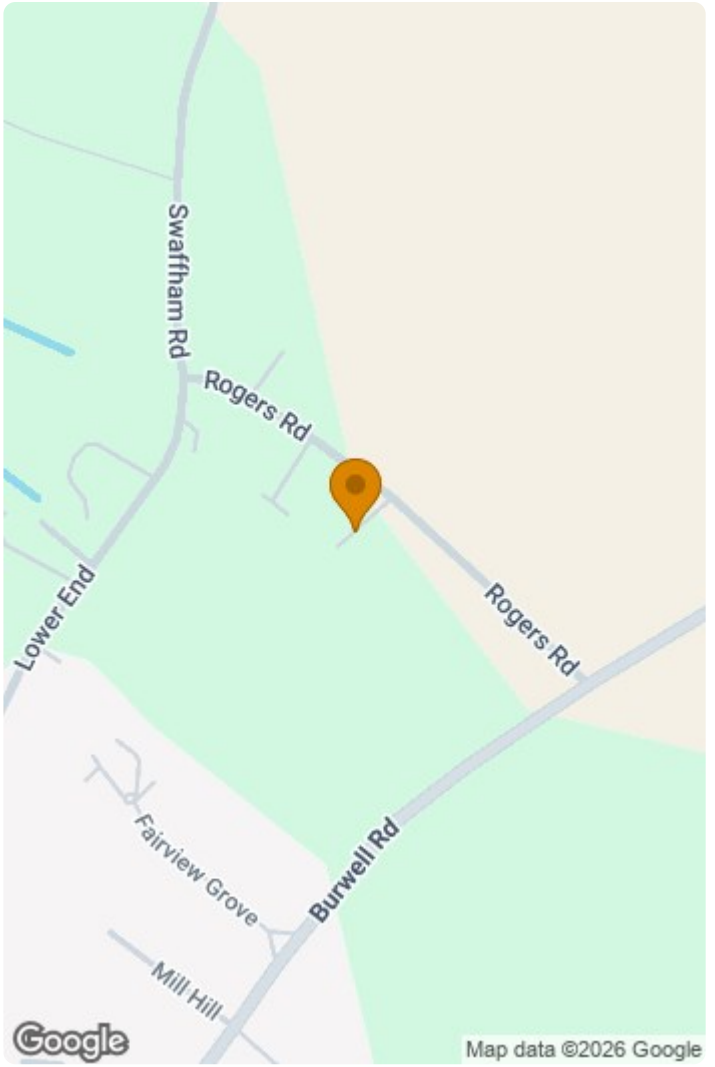
Property Information:
EPC - B
Tenure - Freehold
Council Tax Band - F (East Cambridgeshire)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
SQM: 158 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas & underfloor heating (ground floor)
Broadband Connected - Ultrafast connected
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

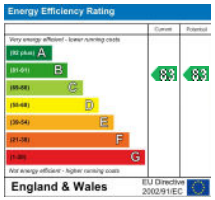
Location:
Swaffham Prior is a charming and sought-after village in East Cambridgeshire, surrounded by beautiful open countryside and offering a wonderful blend of rural tranquillity and convenient access to Cambridge and Newmarket. Steeped in history, the village is renowned for its attractive period properties, picturesque village setting, historic churches and iconic windmills. With a strong community feel, a well-regarded primary school, village amenities and excellent opportunities for walking and cycling, Swaffham Prior provides an idyllic setting for those looking to enjoy village life while remaining within easy reach of excellent transport links and the wider amenities of the region.

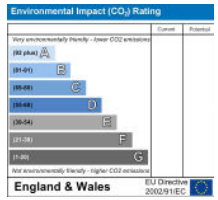


Total area: approx. 184.3 sq. metres (1983.9 sq. feet)

This floorplan is for illustrative purposes only.
Plan produced using PlanUp.







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