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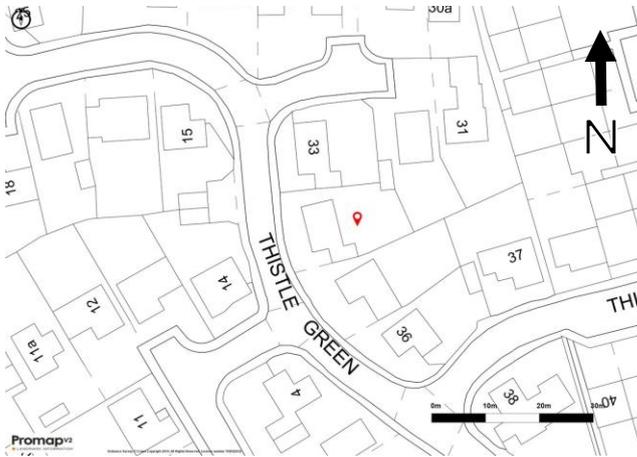


Thistle Green

An exceptional modern detached house with a two storey extension to the rear providing excellent additional floor area to both the living space on the ground floor and the bedrooms to the first floor. Within walking distance of the Primary and Secondary school, available with no onward chain.

Guide Price:  
£535,000

Thistle Green, Swavesey,  
Cambridge, CB24 4RJ



Swavesey lies around 9 miles north west of Cambridge. It is well positioned for access to the A14 and M11 making it convenient for access around the country.

The guided busway stops in the village and this provides access to the city centre, St Ives and a number of stops in between.

The village has a good range of facilities, services and clubs, it has a post office and village store, public house and two schools.

The primary and secondary schools have both been awarded outstanding status by Ofsted.



Total area: approx. 164.4 sq. metres (1769.4 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.



A superb family home with accommodation in-excess of 1769 sqft. It is located close to the centre of this popular village in an established cul-de-sac, within easy walking distance of the primary school and village college.

The entrance hall is spacious with stairs rising to the first floor, a cloakroom with a modern two piece suite and a door leading to the dining/family room at the front of house. The utility room is fitted with a range of fitted units and spaces for appliances, additional sink and door to the side of the property ideal for children and pets with muddy feet. The kitchen/dining/living is an excellent space fitted with a modern range of wall and base level units, ample work surfaces and integrated appliances. The part vaulted ceiling with velux window, flood the space with natural light. The sitting room is an exceptional room running from the front to the back of the property and therefore enjoys a dual aspect making it very bright. An open fireplace is a lovely centre piece in this room giving this large room a cosy feel. From this room, bi-fold doors lead to the rear garden and a door in the corner leads to a useful study.

The spacious first floor landing leads to five good sized bedrooms, the master bedroom being of particular note with a walk-in wardrobe and an en-suite shower room with modern three-piece suite. The family bathroom is fitted with a modern four-piece suite including low level WC, wash hand basin, panelled bath and a separate shower cubicle.

There is also a loft room above bedrooms one and five, which measures approximately 3.6m x 5m, providing excellent storage with easy access from a pull down ladder.

Outside, the property has mature front and rear gardens, the rear garden is particularly well landscaped with a range of plant, shrubs and trees. There is also a shed and patio area, access to the garage and gated access to the front of the home. The single garage has power and light connected with driveway parking in front.



164 sqm / 1769 sqft

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281 sqm / 0.069 acres

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Detached House

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5 bed, 3 recep, 2.5 bath

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Garage & driveway

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1980's

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EPC - C / 74

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Council tax band - D

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