



Swordfish Drive, Upper Cambourne, Cambridge  
CB23 6LG

**Pocock + Shaw**

5 Swordfish Drive  
Upper Cambourne  
Cambridge  
CB23 6LG

A detached 3 bedroom house enjoying an excellent cul de sac position adjacent to the Country Park in sought after Upper Cambourne

- Detached family house
- Small cul de sac location
- Backing onto the Country Park
- 3 bedrooms
- Family bathroom and en suite shower room
- Cloakroom
- Kitchen/ Dining room and sitting room
- Parking for 2 vehicles
- Enclosed rear garden with a good degree of privacy

Guide Price £467,500



Cambourne is located within South Cambridgeshire comprising the three villages of Great Cambourne, Lower Cambourne and Upper Cambourne. The nearest main line train station is St Neots, approximately 8.5 miles away, where you can get a direct train to Kings Cross within 43 minutes. There are excellent public transport services available with regular buses to Cambridge, St Neots and St Ives. Cambourne itself has a number of local amenities including Morrison's, Greens Coffee Shop, the Monkfield Arms, Co-Op (less than 5 minute walk) and shops available. Schooling includes Monkfield Park Primary School, The Vine Inter Church School, Jeavons Wood Primary School and Hardwick and Cambourne Primary School. All of which are in the catchment for Comberton Village College and Cambourne Village College

This detached property enjoys a lovely position at the end of a small cul de sac, adjacent to the Country Park.

In detail, the accommodation comprises;

**Recessed porch** with courtesy light, part glazed door to

**Entrance hallway** with stairs to first floor, radiator.

**Cloakroom** with WC, wash handbasin with tiled splashbacks, extractor fan, radiator, vinyl flooring.

**Kitchen/dining room** 16'8" x 9'11" (5.08 m x 3.01 m) with window to front, window to rear with views to garden, comprehensive range of fitted wall and base units with work surfaces and upstands, built in four ring Zanussi gas hob with Zanussi stainless steel chimney extractor hood over and glass splashbacks, eye level Zanussi electric double oven, under unit and floor lighting, one and a quarter bowl sink unit and drainer, integrated Zanussi washing machine, dishwasher and fridge/freezer, two radiators.

**Sitting room** 16'6" x 9'11" (5.03 m x 3.02 m) with window to front, double glazed patio doors to rear garden.

**First Floor**

**Landing**

**Bedroom 2** 9'9" x 9'11" (2.97 m x 3.02 m) with window to front, radiator, mirror fronted sliding doors to built in wardrobe.

**Bedroom 1** with window and full length glazing to front, radiator, mirror fronted doors to built in wardrobe cupboard, radiator, door to

**En suite shower room** with window to rear, fully enclosed and tiled shower cubicle with Aqualisa Quartz electric 9.S shower unit, wash handbasin with part tiled wall behind, wc with recessed tiles, display shelf over, radiator, extractor fan.

**Bedroom 3** with window to rear with views towards the country park.

**Bathroom** 10'0" x 7'0" (3.06 m x 2.14 m) with window to front, panelled bath with fully tiled surround, wash handbasin, WC with part tiled wall behind, chrome heated towel rail, extractor fan.

**Outside** The property enjoys being at the end of a small cul-de- sac of just 5 properties and backs onto the Country Park.

There is an open plan garden area to the front with lawn and a barked border with various plants including lavender. There is driveway parking adjacent to the side of the property for several vehicles and gated pedestrian access to the;

**Rear Garden** (7M X 6M -main area (average) - excludes further garden area with timber shed. Laid mainly to lawn, with a paved patio area adjacent to the rear of the property, flower/shrub borders with roses, timber shed, outside tap and light. The whole backing onto the Country Park and enjoying a high degree of privacy.

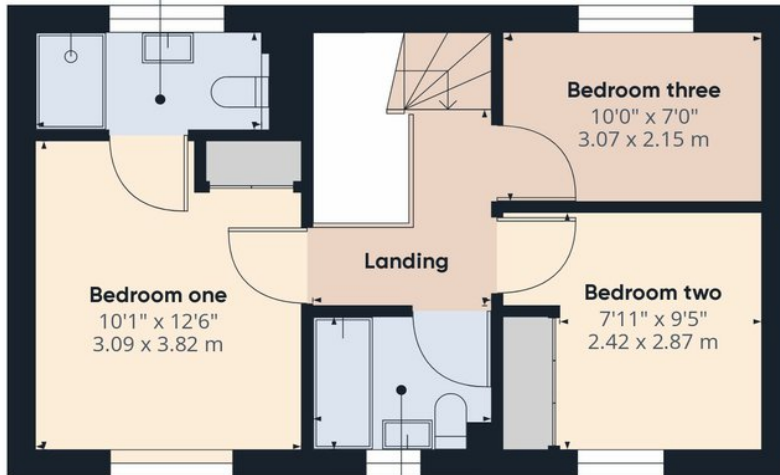
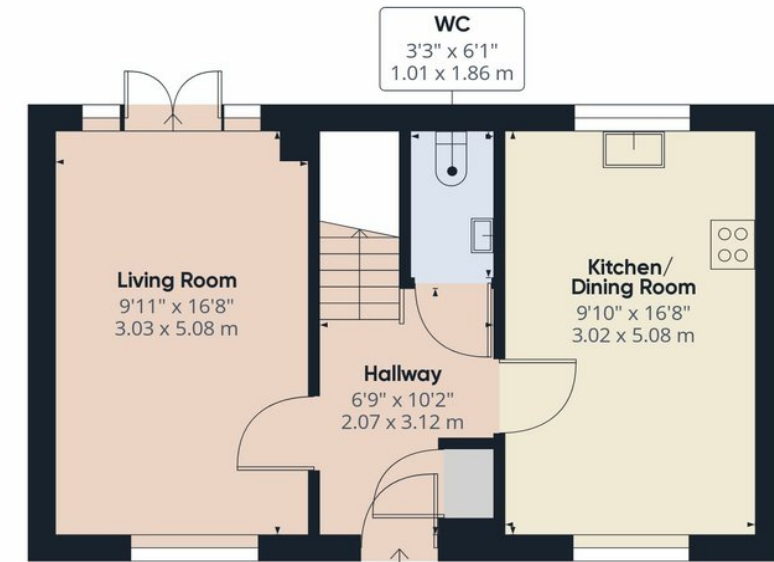
**Services** All mains services

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





Approximate total area

858.48 ft<sup>2</sup>  
79.76 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		94
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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