



Pottrill
Holland

Property Agents

4 Mount Pleasant, Sawston

South Cambridgeshire

Guide Price **£475,000**



4 Mount Pleasant

Sawston, South Cambridgeshire

Located at the end of a private lane in the charming south Cambridgeshire village of Sawston, **4 Mount Pleasant** is a beautiful Victorian end-of-terrace home with five bedrooms and an extension that was completed in the late 80s. It's conveniently situated within an easy walking distance to the village centre and local schools.

As you enter the property, you'll find yourself in a spacious living room complete with an open fireplace, elegant wooden flooring, and an opening that leads to the kitchen. The kitchen boasts an island that doubles as a workspace and storage cupboards, an AGA, base-level units, and a beautiful wooden worksurface. You'll find ample open storage under the stairs, as well as the gas boiler. The kitchen also leads to an inner lobby, which has doors that lead to the cloakroom/utility room, garden, and stairs that take you to the first floor. The cloakroom is equipped with a wash hand basin, toilet, and plenty of space for a washing machine and tumble dryer.

As you head up the stairs to the first floor, you'll find yourself in a second reception room. From there, you can take another set of stairs to the second floor or head to the landing.



4 Mount Pleasant

This landing connects to the spacious master bedroom, bedroom five, and the family bathroom. The family bathroom comprises a free-standing rolltop bath, wash hand basin and WC. Moving up to the second-floor landing, you'll discover three more good-sized bedrooms. Bedrooms two and three offer delightful dormer windows with views of Sawston, while bedroom four boasts skylights on both sides.

The rear garden features a picket fence and a lawn, as well as a decked area adjacent to the sizable 120sqft outbuilding. Car owners can take advantage of the off-street parking provided by the carport, while 4 Mount Pleasant has ownership of the driveway in front of the terrace row.

Agents Note:

EPC Band E

South Cambs District Council - Council Tax Band C - £1,969.44pa

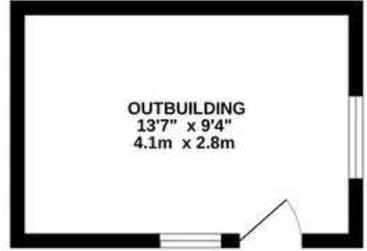
All main services are connected.

Location:

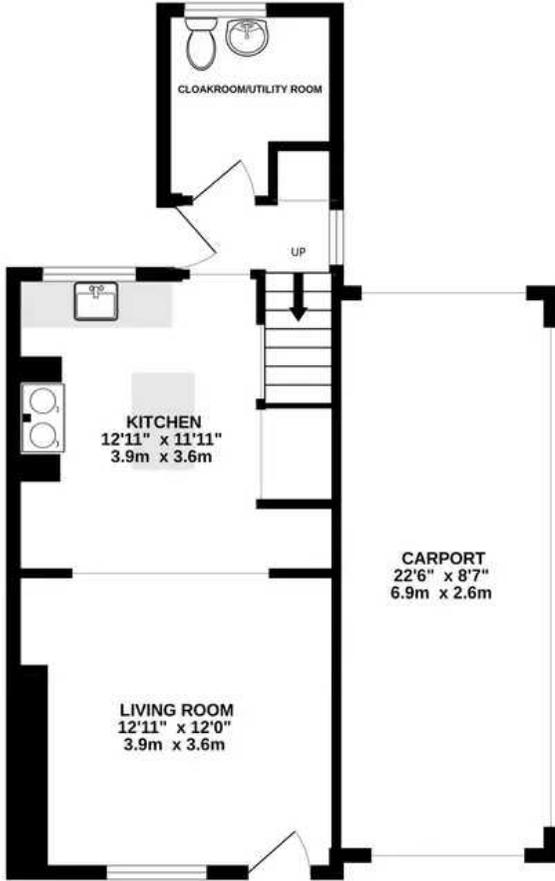
Sawston is a village located approx. 7 miles south of Cambridge and approx. 50 miles north of London. In the 2021 census, there were 7,260 residents with the village benefitting from a number of independent shops, sports amenities, a Co-Op supermarket and two pubs. Sawston also has a secondary school, Sawston Village Collage, which has an Ofsted rating of 'Good' and two primary schools.



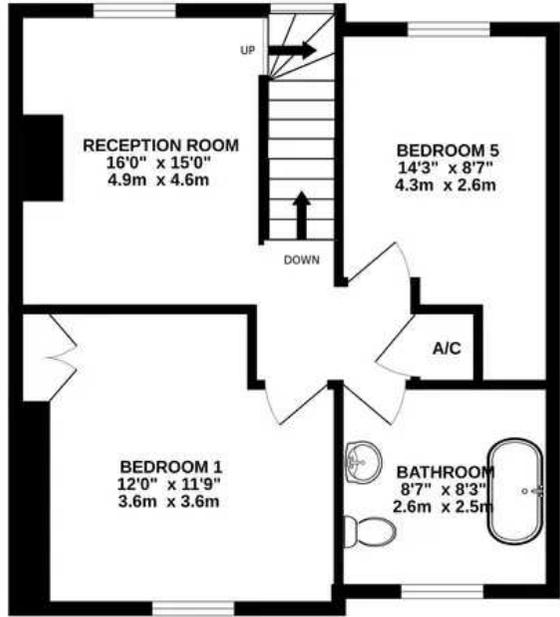
OUTBUILDING
127 sq.ft. (11.8 sq.m.) approx.



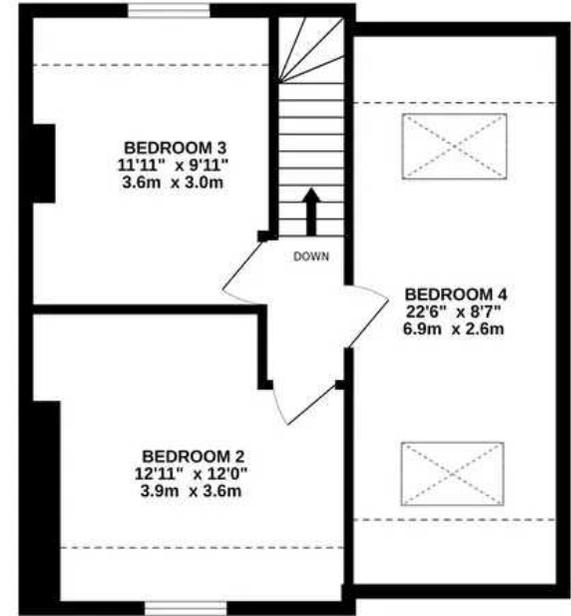
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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