



149 sqm / 1608 sqft

520 sqm / 0.12 acre

Detached bungalow

4 bed, 1 recep, 3 bath

Ample off road parking

19--s

EPC - C / 74

Council tax band - E

Common Lane

An exceptional, detached bungalow providing 1600 sqft (149 sqm) of high quality accommodation, set in a quiet lane close to the village centre, with a contemporary kitchen/diner, four double bedrooms, two en-suites, and direct access from the garden to the Mill Lane recreation ground.



Guide Price
£700,000



Common lane is a leafy, no through road and is arguably one of the best locations within the village, with the doctors surgery and high street, both only a few moments' walk away.

The bungalow has been updated, extended and improved by the current owner and provides a meticulously maintained home, ideal for families or those looking for one level living. The contemporary living space to the rear, has bi-fold doors out, and a mezzanine area which provides a useful study/office space, overlooking the kitchen/diner.

Approached over a sweeping in and out driveway set around an area of lawn, the bungalow is nicely screened from the road with high hedging. The front door is set beneath a canopy which provides protection from the elements as you go in and there is a welcoming entrance hall with two built in cupboards and an airing cupboard.

The sitting room to the front of the property faces south and is a lovely bright room with large windows overlooking the front garden, and there is a contemporary inset stove. Double doors open to the kitchen/dining room which has a vaulted ceiling inset with spotlights and bi-folds leading out to the garden. The kitchen is beautifully fitted with high quality cabinetry and there is a large island unit with an inset sink and beautiful granite working surface. The kitchen has ample storage and has an integrated double oven, hob

with extractor over, dishwasher, fridge/freezer, washing machine and drier. Steps lead up from the kitchen to the mezzanine which provides an ideal study/office space.

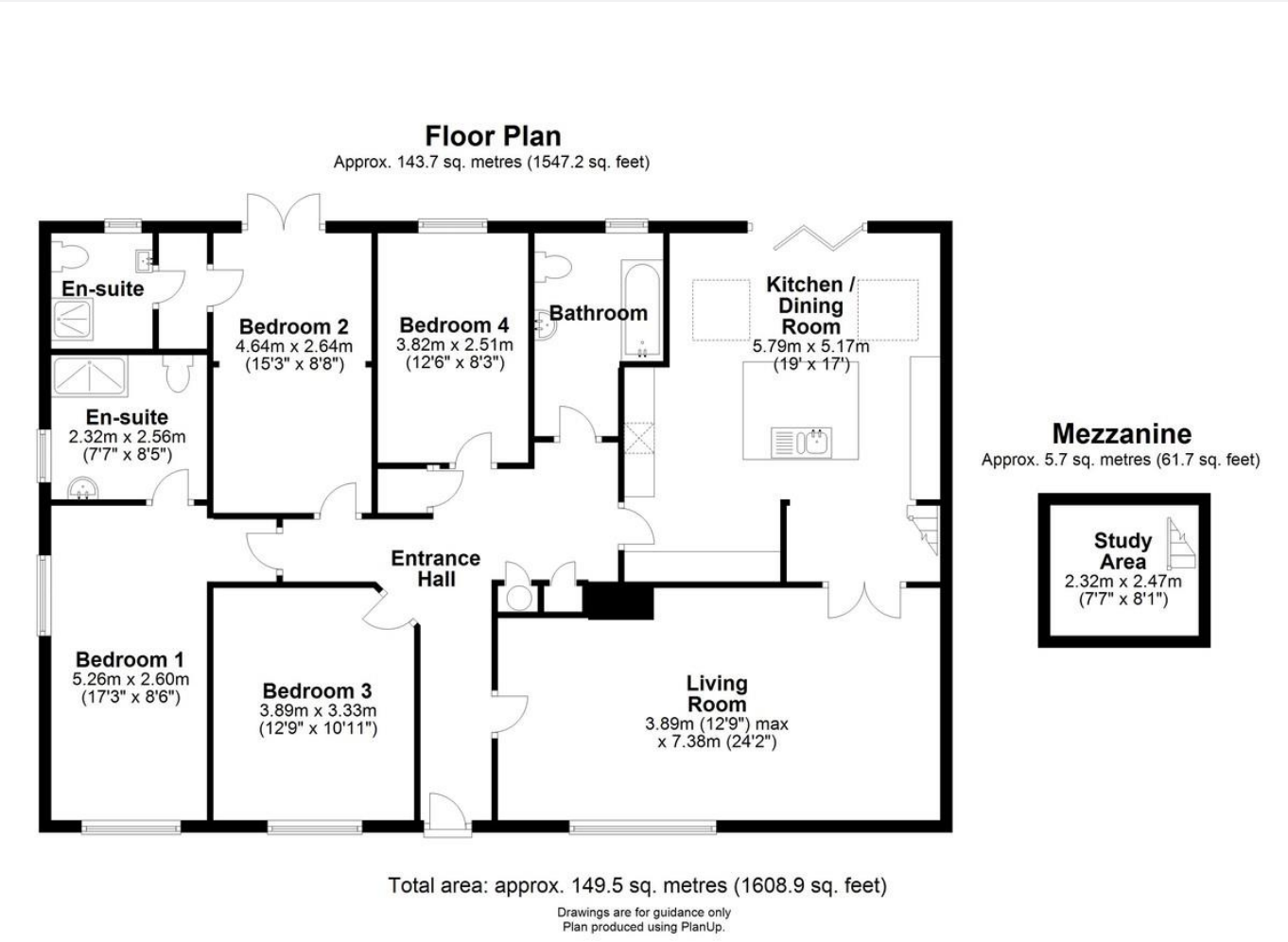
The property has four bedrooms all of which would take a double bed. The current owner uses the second bedroom as her main bedroom, and this has double doors out to the garden, and a walk through dressing area leading to an en-suite fitted with a shower, w.c and hand-basin. The second bedroom is again generously proportioned and has a large en-suite shower room. The two further bedrooms would both take a double bed if necessary and there is a family bathroom fitted with a bath, with shower over, w.c. and hand-basin.

Outside the rear garden is fully enclosed, with a gate giving direct access out to the recreation ground. There is a patio adjacent to the bungalow, an area of lawn and a decorative raised terrace ideal for entertaining or alfresco dining.

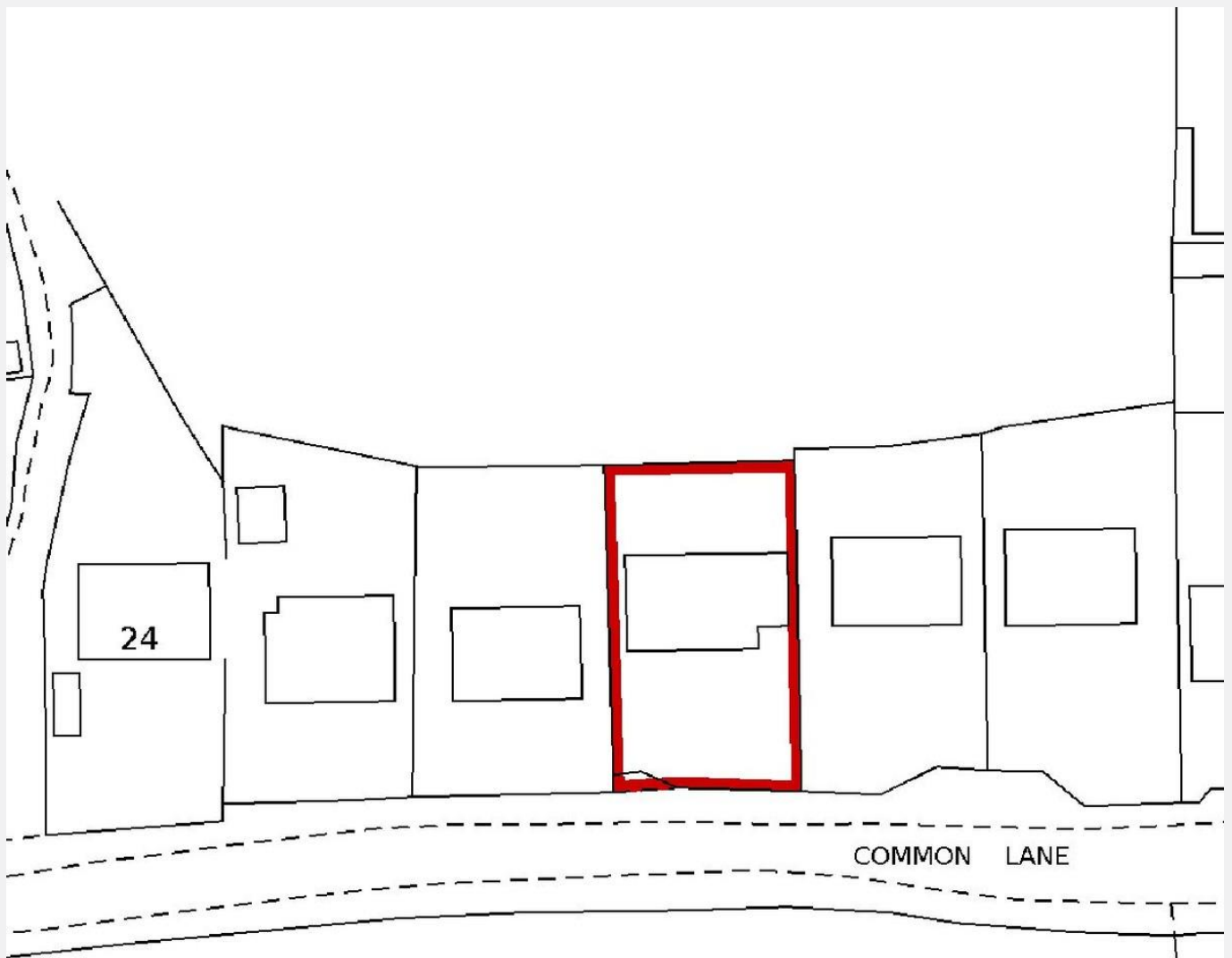


Ground Floor:
143 sqm / 1547 sqft

First Floor:
5.7 sqm / 61 sqft



Total area:
Approx. 149 sq m
(1,608 sq ft)



Sawston is one of the largest villages to the near south of the city, situated about 3 miles from the city boundary and around 4 miles from the Addenbrooke's campus. It also gives excellent access to the M11 (J10 3 miles).

There are good cycle routes to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham (2 miles) and Abington (3.5 miles).

The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health centre, primary schools and the high achieving Sawston Village College, which has a sports centre, gym and swimming pool that are open to the public.

There is very little need to leave the village for day-to-day living.

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