



91 sqm / 982 sqft

283 sqm / 0.07 acre

Semi-detached house

3 bed, 1 recep, 1.5 bath

Driveway

Freehold

EPC - C / 73

Council tax band - C

STANLEY WEBB

A bright and well-proportioned, semi detached home offering generous, well-presented accommodation arranged over two floors and extending to approximately 91 sqm (981 sqft.). The property benefits from an insulated studio, ideal as a home office or hobby space, and has an enclosed rear garden and driveway parking for two cars.



Guide Price
£400,000.00



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Set towards the end of a quiet cul-de-sac this well-presented home combines bright, well balanced interiors and practical living spaces. It also enjoys an efficient 'C' rated EPC.

The property is accessed over a neat front garden, with a gate leading to the rear garden, and a path to the front door. The entrance opens to a spacious hallway providing space for coats and shoes. The staircase rises from here to the first floor, and there is a built-in storage cupboard and a ground-floor cloakroom.

The sitting room to the front of the house is southerly facing, enjoying lots of natural light, and to the rear is a kitchen-diner with views over the garden. The kitchen is fitted with a range of cabinets and has space for a washing machine, dishwasher, and fridge freezer. There is also a built in oven and gas hob with an extractor over. The kitchen area has a large window overlooking the garden, and the adjacent dining area has plenty of space for a table and chairs, as well as double doors leading out to the garden.

On the first floor, the landing provides access to three good bedrooms; a generous double which overlooks the back garden, a second double bedroom and a very comfortable single, ideal for use as children's bedrooms or guest rooms. A family bathroom fitted with a w.c., hand basin, and a large shower enclosure completes the accommodation.

Outside, the property enjoys a generous rear garden with a useful insulated studio, ideal for home working or hobbies. The garden provides an attractive space for outdoor dining, entertaining, or for children to play.

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 Addenbrookes 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). Public transit is made simple with a bus stop toward Cambridge 150m away and a stop toward Saffron Walden right opposite the house.

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.



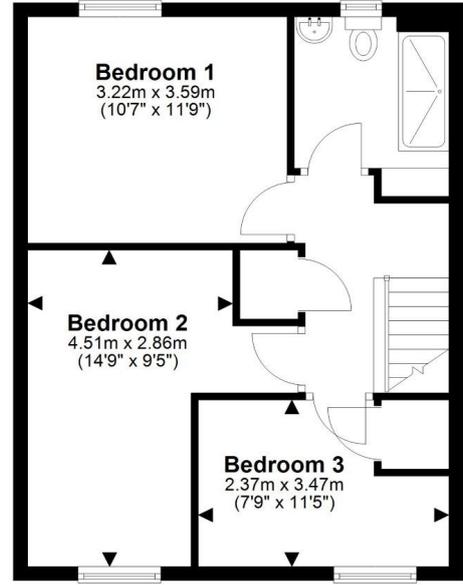
Ground Floor

Approx. 45.6 sq. metres (490.5 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



Total area: approx. 91.2 sq. metres (981.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.



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