



New Road, Sawston Cambridge
£475,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Amazing Garden and Features
- Double Driveway and Rear Parking
- Beautiful Modern Kitchen and Dining Room
- Sought After Location

The spacious entrance hallway that has plenty of storage gives access to the impressive sitting/living room, this features a fireplace, full height radiators and double glazed windows. The living room is very well presented and maintained. The kitchen has a range of modern appliances and utilities including integrated dishwasher, double oven and full size American fridge-freezer. Just off of the kitchen is the utility area with space and plumbing for washer and dryer. The utility area also has access to the ground floor three piece suite bathroom.

One of the standout features of this home is the extended open plan living/dining area. High ceilings, wood effect flooring and French doors leading onto the patio gives this room a truly premium feel.

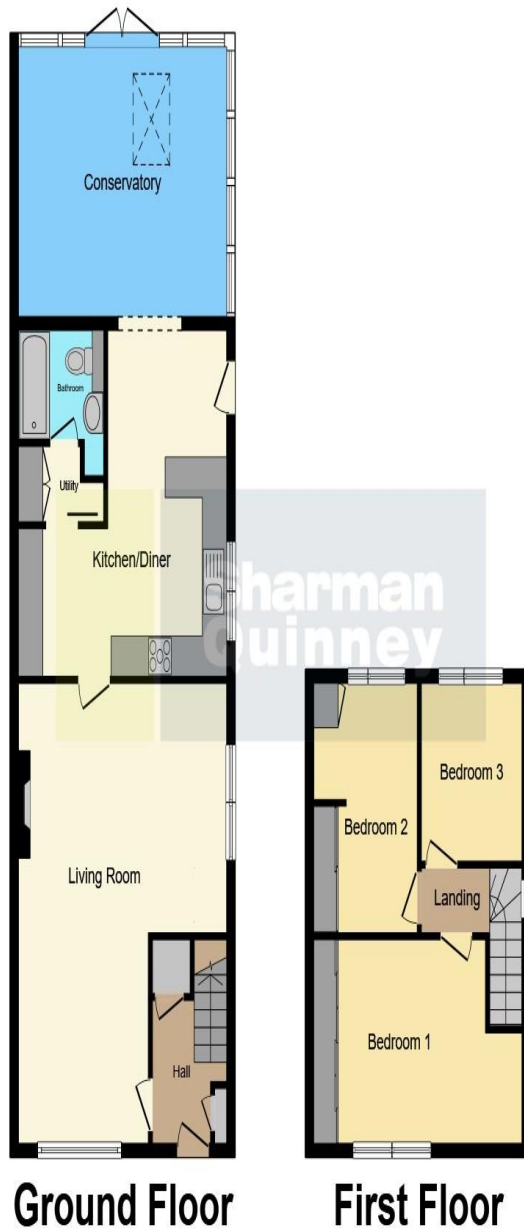


The first floor holds the three bedrooms and family bathroom, the first and master bedroom is an impressive size and has a range of built in storage options and a view of the playing fields. The second double bedroom also has plenty of built in storage and has a great view of the garden, the third room is perfect as a study or single room and also overlooks the garden.

The property boasts ample parking with a paved driveway for multiple vehicles and secure side access leading into the garden. To the rear of the garden is a further parking area, A portion of the rear garden is under licence from the South Cambridgeshire District Council. The council has said a new licence agreement would cost in the region of £650 with an additional £50 administrative fee. The annual fee afterwards is £50

The garden is another standout feature of this home, the extensive lawn has many lovely features such as a koi carp pond, Hot Tub area and multiple versatile outbuildings. Currently the outbuildings are used a working-from-home studio which is a secure, open plan LED lit area. The second outbuilding which is a converted garage is currently used as a home exercise/gym and also has power and lighting.





Accommodation Includes

Living room- 6.83m x 5.13m (22'5" x 16'10").

Dining room- 4.67m x 3.93m (15'4" x 12'10").

Kitchen-5.15m x 4.99m (16'10" x 16'4").

Bedroom 1- 5.05m x 3.05m (16'7" x 10').

Bedroom 2 3.63m x 2.59m (11'11" x 8'6").

Bedroom 3 2.73 x 2.5m (8'11" x 8'2").


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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