



Park Road, Sawston Cambridge
£635,000 **Freehold**

**Sharman
Quinney**

Key Features



- Vastly improved four bedroom family home
- Light and airy bay fronted living room
- Stylish open plan kitchen / diner with patio doors to garden
- Utility room plus downstairs WC
- Principal bedroom with en-suite
- Tranquil rear garden
- Double integral garage with potential to convert STPP

Situated in a quiet cul-de-sac in the ever-popular village of Sawston, this substantially improved and spacious four-bedroom family home offers modern living with exceptional versatility. With ample off-road parking and a generous plot, the property is ideal for growing families seeking both comfort and convenience.



The ground floor features a welcoming entrance hall leading into a light and airy bay-fronted living room - a perfect space for relaxing or entertaining. To the rear, a modern and stylish open-plan kitchen/diner creates the heart of the home, complete with patio doors that open onto the rear garden. A separate utility room and a convenient downstairs WC add practicality, while the double garage has been partly converted and is currently used as a home gym - offering excellent potential for a home office, playroom, or additional reception space.

Upstairs, a spacious U-shaped landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while bedrooms two and three are generous doubles. The fourth bedroom, currently used as a study, is ideal for home working or as a nursery. A modern family bathroom completes the first floor.

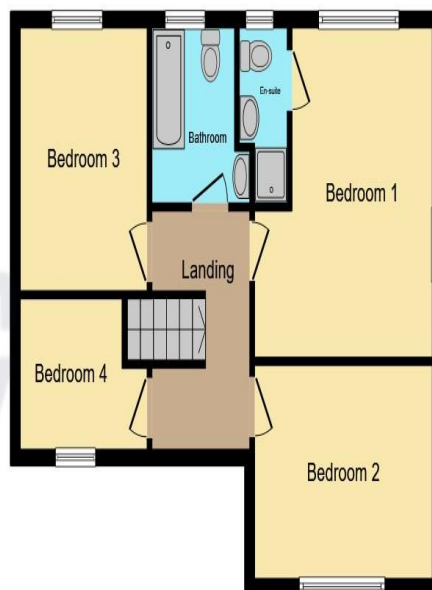
Outside, the rear garden offers a tranquil escape - mainly laid to lawn and featuring two large decked seating areas, ideal for entertaining. A charming sunroom provides additional space to relax all year round. To the front, the property boasts off-road parking for up to four vehicles on a paved driveway, alongside a double integral garage with conversion potential (subject to planning permission).

Entrance hall





Ground Floor



First Floor

Living room - 6.40m x 3.30m (20'9 x 10'8)
 Kitchen area - 2.83m x 2.70m (9'2 x 8'8)
 Dining area - 2.83m x 2.10m (9'2 x 6'8)
 Utility room - 1.45m x 2.48m (4'7 x 8'1)
 First floor landing
 Bedroom one - 4.26m x 3.08m (13'9 x 10'10)
 En-suite
 Bedroom two - 2.76m x 3.13m (9'0 x 10'2)
 Bedroom three - 3.40m x 2.68m (11'15 x 8'7)
 Bedroom four - 2.92m x 1.95m (9'5 x 6'3)
 Garage - 6.20m x 5.11m (20' x 16'7)

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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