



Springfield Road, Sawston Cambridge
£475,000 Freehold

**Sharman
Quinney**

Key Features



- Spacious four bedroom family home
- Generous lounge leading to conservatory
- Kitchen / diner plus utility area
- Three double bedrooms
- En-suite, downstairs WC plus family bathroom

The ground floor features an inviting entrance hall, a large lounge/diner that opens into a bright conservatory, and a well-appointed kitchen/dining room with adjoining utility area and a convenient downstairs WC.

Upstairs, you'll find three well-sized double bedrooms-including a principal bedroom with en-suite shower room-alongside a fourth single bedroom and a stylish family bathroom.

Outside, the rear garden is mainly laid to lawn and includes a spacious patio area perfect for entertaining, as well as a useful outbuilding for storage or hobbies. The property also benefits from ample off-road parking and offers excellent potential for extension (subject to planning permission).



Entrance hall

Living room - 6.80m x 4.31m (22'3 x 14'1)

Kitchen / diner - 6.96m x 2.95m (22'8 x 9'6)

Utility area - 2.47m x 2.44m (8'1 x 8')

Conservatory - 3.54m x 2.44m (11'6 x 8')

First floor landing

Bedroom one - 5.00m x 2.94m (16'4 x 9'6)

En-suite

Bedroom two - 3.50m x 3.10m (11'4 x 10'1)

Bedroom three - 3.14m x 3.41m (10'3 x 11'1)

Bedroom four - 2.26m x 2.51m (7'4 x 8'2)

Family bathroom





Ground Floor



First Floor


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