



St. Marys Road, Sawston, CB22 3SP



St. Marys Road

Sawston,
CB22 3SP

- Easy Access to Nearby Amenities
- Extended Accommodation
- Large Gravel Driveway
- Well Presented Throughout
- Versatile Living Arranged Over Two Floors

A generously proportioned and well presented three/four bedroom semi detached family home situated within a popular residential location enjoying attractive leafy outlooks to the rear. The impressive accommodation extends to approximately 1203 sq. ft. Arranged over two floors with the added benefit of ample driveway parking and an attractive well established rear garden.

4 1 2

Guide Price £475,000





LOCATION

Sawston is a large thriving village located approximately 7 miles south of Cambridge. The village itself has a range of local amenities including public houses/restaurants, church, shops and schooling facilities including Sawston Village College. For the commuter the village is well placed for major access routes such as the M11 and A11, with the nearest mainline train station being situated just 2 miles away in the village of Whittlesford.

ENTRANCE HALLWAY

With entrance door, wood effect flooring, stairs to the first floor, doors to:

LOUNGE/DINER

With window to the front aspect, wood effect flooring, sliding door to conservatory.

CONSERVATORY

With windows to the side and rear aspect, double door to the garden.

KITCHEN/BREAKFAST ROOM

With window to the rear aspect, range of matching eye and base level units, worktop with inset ceramic sink with drainer and mixer tap over, integrated appliances include; dishwasher, washing machine, fridge freezer and two chest level ovens, breakfast bar, part tiled walls, tiled floor, door to side access.

UTILITY ROOM

Accessed via an external door from the decked area with space for a freezer and dryer with wood effect flooring.

GUEST CLOAKROOM

With low level wc with eco flush button, wash stand with inset hand wash basin with chrome mixer tap over.

BEDROOM 4/OFFICE

With window to the front aspect.

FIRST FLOOR**LANDING**

With loft access via hatch, storage cupboard, doors to:

BEDROOM 1

With window to the front aspect, recessed area with shelving.

BEDROOM 2

With window to the rear aspect, integral wardrobe.

BEDROOM 3

With window to the front aspects, integral wardrobe.

FAMILY BATHROOM

With window to the rear aspect, suite

comprising; low level wc with eco flush button, panelled bath with chrome mixer tap and wall mounted shower head attachment over, pedestal wash basin with chrome mixer tap, part tiled walls, chrome heated towel rail.

OUTSIDE

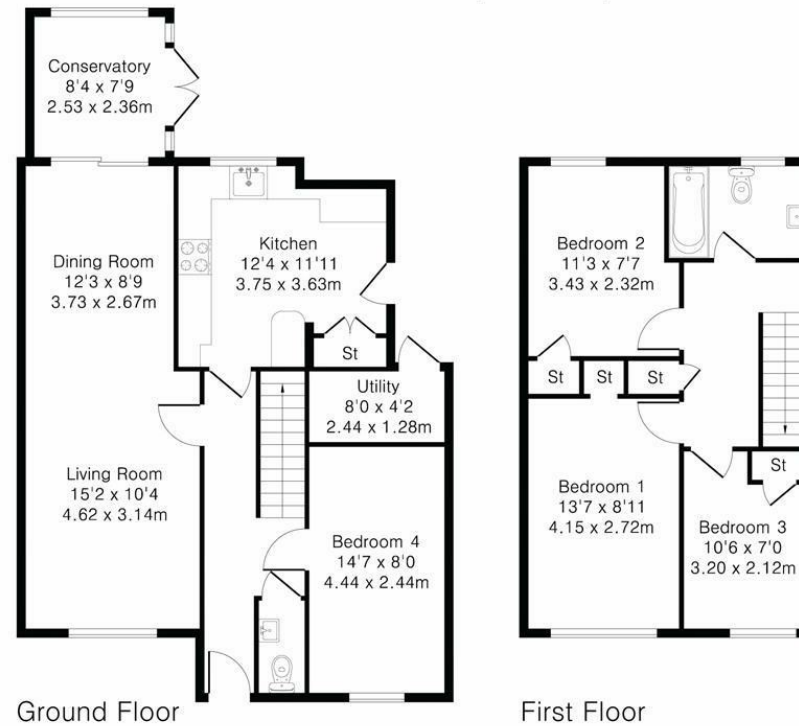
The front of the property enjoys a large gravel drive way leading to the entrance door.

The fully enclosed rear garden enjoys a south facing aspect and is mostly laid to lawn with a patio area, a selection of mature shrubs and trees, a storage shed, external lights and an outside tap.





Approximate Gross Internal Area 1203 sq ft – 112 sq m
 Ground Floor Area 751 sq ft – 70 sq m
 First Floor Area 452 sq ft – 42 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
England & Wales	EU Directive 2002/91/EC

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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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