



Tannery Road, Sawston, CB22 3UW



Tannery Road

Sawston,
CB22 3UW

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Guide Price £550,000

- Detached Family Residence
- Four Bedrooms
- Open Plan Living/Dining Room
- Kitchen/Breakfast Room With Utility
- Integral Garage
- Tucked Away Position On A Quiet Residential Development
- Offered With No Onward Chain

A well proportioned detached family residence, offering highly versatile accommodation across two floors, including a sizeable principle bedroom with en-suite shower room, enjoying a private and well maintained rear garden, all situated within this extremely sought after residential development with close proximity to a wealth of local amenities Sawston has to offer, Whittlesford Parkway Station and other major commuter links.





LOCATION

Tannery Road in Sawston is a highly sought-after residential area that offers a wealth of amenities and conveniences, making it an ideal place to live. Residents enjoy easy access to a variety of local shops, including the well-stocked Co-op supermarket and the popular independent Sawston Village Stores, providing all the essentials close to home. For dining and socializing, there are multiple inns/restaurants that offer excellent food and a welcoming atmosphere. The area is also well-served by public transport, with regular bus services to Cambridge and nearby towns, and convenient road links via the A1301 and M11 for those commuting by car. A short drive will take you to Whittlesford Parkway, a mainline station which line takes you to London Kings Cross. Families benefit from the proximity to a number of parks and

STORM PORCH COVERING PANELLED GLAZED FRONT ENTRANCE

leading into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, radiator, understairs storage cupboard with fitted shelving, coved ceilings, footwell, panelled doors leading into respective rooms.

SITTING ROOM

with coved ceilings, electric fireplace with stone surround and wooden mantel, radiators, double glazed square bay window to front aspect, panelled glazed set of double doors leading through into:

DINING ROOM

with coved ceiling, radiator, double glazed sliding doors leading out onto garden.

KITCHEN

comprising of a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, tiled splashback, integrated 4 ring electric hob with tiled splashback and extractor hood above, integrated double oven with space and plumbing for washing machine, space for fridge/freezer, tiled flooring, radiator, double glazed window out onto garden, panelled glazed door back into the hallway, panelled door leading through into:

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold taps, drainer to side, tiled splashback, space and plumbing for washer/dryer, space for additional fridge/freezer, tiled flooring, radiator, double glazed window fitted with privacy glass out onto side aspect, panelled glazed door leading out onto garden, panelled door through into:

CLOAKROOM

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with inset hot and cold taps, tiled splashback, tiled flooring, radiator, double glazed window fitted with privacy glass out onto side aspect.

ON THE FIRST FLOOR

LANDING

with radiator, loft access, panelled door providing access into airing cupboard, panelled doors leading through into respective rooms.

PRINCIPAL BEDROOM SUITE

with wood effect flooring, an array of built-in wardrobes accessed via mirror sliding doors fitted with railings and shelving, double glazed window to front aspect, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle with wall mounted shower head, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, fitted cupboards underneath wash hand basin, tiled surround, shaver point, wall mounted cupboard with mirror doors, radiator, inset downlighters, extractor fan, tiled flooring, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 2

with wood effect flooring, built-in wardrobes accessed via mirror sliding doors fitted with railings and shelving, radiator, double glazed window overlooking garden.

BEDROOM 3

with wood flooring, built-in wardrobe fitted with railings and shelving, radiator, double glazed window overlooking garden.

BEDROOM 4

with built-in wardrobe fitted with railings and shelving, wood effect flooring, radiator, double glazed window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath tap with glazed shower partition, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, wall mounted cupboard with mirror doors, shaver point, radiator, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the front the property is approached off Tannery Road via a dropped kerb leading onto a tarmac driveway with the remainder of the front garden being laid to lawn.

To the rear of the property is a private rear garden principally laid to lawn

with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, continuation of the patio leads to a paved pathway providing access to the rear part of the garden and the main lawned area is bordered by some extremely well stocked bedding full of mature shrubs and flowering plants, timber storage shed and the property enjoys to one side an access gate and a further recess on the other side providing perfect storage for both bikes and bins.

GARAGE

which is accessed via the up and over door to the front, and internal door, fitted with power and lighting, and housing wall mounted gas fired boiler providing hot water and heating for the property.





Approximate Gross Internal Area 1197 sq ft – 111 sq m
 Ground Floor Area 586 sq ft – 54 sq m
 First Floor Area 611 sq ft – 57 sq m
 Garage Area 122 sq ft – 11 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		62
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £550,000

Tenure - Freehold

Council Tax Band - E

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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