



Resbury Close, Sawston, CB22 3DE

CHEFFINS

Resbury Close

Sawston,
CB22 3DE

- Three Bedrooms
- Large Entrance Hall
- Open Plan Kitchen/Dining/Living Room
- Seperate Family Room
- Low Maintenance And Private Rear Garden
- En Bloc Garage

A well proportioned mid-terrace property, offering flexible accommodation across the two floors, occupying a most enjoyable tucked away position in this well-served and highly sought after village of Sawston, with a private rear garden alongside immediate access to Babraham Road as well as an ease of access to a wealth of local amenities, Babraham Research Campus, Whittlesford Station and Cambridge.



Guide Price £300,000





LOCATION

Resbury Close in Sawston offers a convenient and well-connected location with easy access to a range of local amenities. The village of Sawston is well-served with essential shops, including a supermarket, pharmacy, and several local stores. For dining, there are cosy pubs, cafes, and takeaway options within walking distance. The area also benefits from excellent educational facilities, with both primary and secondary schools nearby. Resbury Close is well-positioned for commuters, with quick access to the A505 and M11, and Whittlesford Parkway railway station is just a short drive away, providing direct links to Cambridge and London Liverpool Street. Additionally, the village is surrounded by scenic countryside, offering plenty of opportunities for outdoor activities and walks.

COMPOSITE PANELLED ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

with wood effect flooring, stairs rising to first floor accommodation, double panelled radiator, double glazed window fitted with privacy glass out onto front aspect.

OPEN PLAN LIVING/DINING ROOM

with coved ceiling, wood effect flooring, gas fireplace with stone surround and hearth, wooden mantel, understairs storage cupboard, radiators, double glazed window to front aspect and opening through into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side with tiled splashback, space for cooker with tiled splashback, space and plumbing for dishwasher, washing machine and dryer as well as fridge/freezer, radiator, wood effect flooring, coved ceiling, double glazed window overlooking garden.

FAMILY ROOM

with wall mounted lighting, wood effect flooring, radiator, double glazed French doors leading out onto garden.

ON THE FIRST FLOOR**LANDING**

with loft access, panelled doors leading to respective rooms.

BEDROOM 1

with coved ceiling, built-in wardrobes, radiator, double glazed windows to front aspect.

BEDROOM 2

with coved ceiling, radiator, double glazed window overlooking garden and further views over the recreation field opposite.

BEDROOM 3

with coved ceiling, built-in wardrobe, radiator, exposed timber flooring, double glazed window to front aspect.

BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted electric Powershower, hot and cold mixer bath tap with further shower head attachment, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled effect flooring, heated towel rail/inset downlighters, and double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

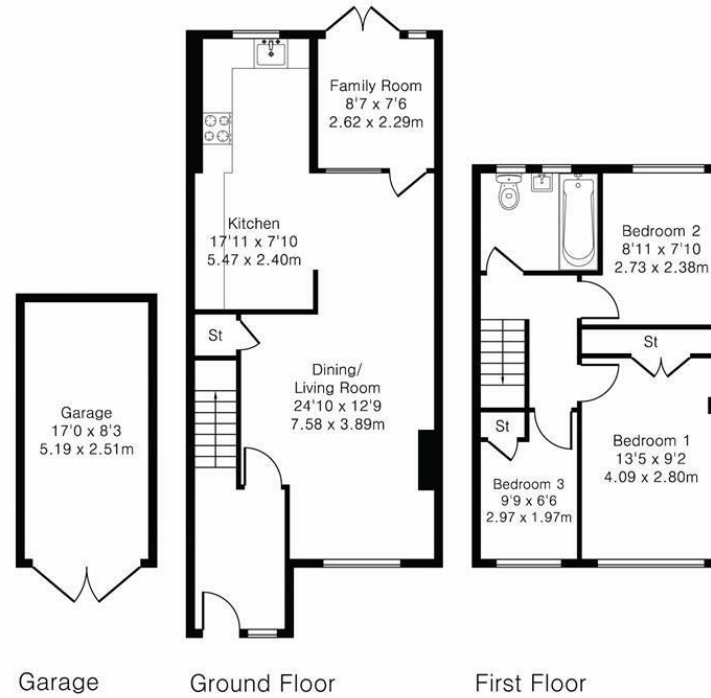
To the rear of the property is a private garden principally paved with raised decking area led

directly off the rear part of the property with a pergola covering this providing a wonderful space to both relax and entertain, step down leads to a paved pathway leading down to the rear part of the garden, centrally located in the garden is an area laid to gravel with some further raised decking area and some paving stones. To the right hand side is an enclosed storage area and to the very rear is a further paved patio area covered once again by a pergola with timber storage shed and a rear access gate which leads round to the main Babraham Road providing ease of access to the village as well as the recreational field opposite.





Approximate Gross Internal Area 981 sq ft – 91 sq m
 Ground Floor Area 575 sq ft – 53 sq m
 First Floor Area 406 sq ft – 38 sq m
 Garage Area 140 sq ft – 13 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	65	
(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 £300,000
 Tenure - Freehold
 Council Tax Band - C
 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.