



Gosling Way, Sawston, CB22 3DZ

CHEFFINS

Gosling Way

Sawston,
CB22 3DZ

A most stylish and beautifully presented modern, semi-detached house, which has been significantly improved in more recent times and incorporates many special features of quality, together with an enclosed landscaped garden to rear and garage en bloc, close by.



Guide Price £395,000





LOCATION

The property occupies a most pleasant location within a popular residential development and overlooks an open green, traffic-free setting. Gosling Way is conveniently situated towards the edge of this thriving and sought-after South Cambridge Village, with its excellent range of local amenities. For the commuter, the village is well placed for access to the M11 motorway at Duxford (Junction 10) and the nearest mainline station at Whittlesford. The university city of Cambridge is just 7 miles away and is also well placed for access to the Addenbrookes campus.

FRONT ENTRANCE DOOR

with full height glazed panels to side with frosted glass leading to:

L-SHAPED ENTRANCE HALL

with radiator, coat hooks, staircase off to first floor, door to:

PRINCIPAL RECEPTION ROOM

A delightful light and spacious open plan area with natural wood style flooring with feature fireplace with an inset Bioethanol fire and solid oak mantle beam above, recess to side with extensive fitted shelving, large built-in storage cupboard understairs, double radiator, sealed unit double glazed windows to front aspect with a delightful vista over the open green area and fitted window shutters. The dining area also has a radiator and natural wood style flooring as well as full height sliding double glazed patio doors leading onto paved terrace and rear gardens. Opening from the Dining Area to:

KITCHEN

with an inset stainless steel sink unit with pull-out mixer taps, cupboard below, worktop to side with space and plumbing beneath for washing machine and integrated Lamona dishwasher, space for upright fridge/freezer, extensive base units comprising worktops with cupboards and drawers below incorporating a fitted breakfast bar at one end, range of fitted wall storage cupboards and glass fronted shelved display cabinets, part ceramic tiled walls, and a Belling Range cooker

with 5 point gas hob above and integrated double oven beneath, wall mounted gas fired boiler, sealed unit double glazed windows to rear aspect.

ON THE FIRST FLOOR

LANDING

with sealed unit double glazed windows to side aspect, trap door and loft ladder leading to boarded roof space.

BEDROOM 1

with radiator, sealed unit double glazed windows and fitted wooden blinds overlooking the open green area to front, two built-in wardrobes with fitted shelving incorporated.

BEDROOM 2

with radiator, sealed unit double glazed windows with fitted blinds to rear, extensive built-in shelved storage cupboards with folding doors which also incorporates a Murphy double bed which can be folded down and, therefore, extended into the room which is currently used as a study/office but could easily be utilised as a double bedroom.

BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect overlooking the open green area and recessed wardrobe space with clothes rail and shelving.

BATHROOM

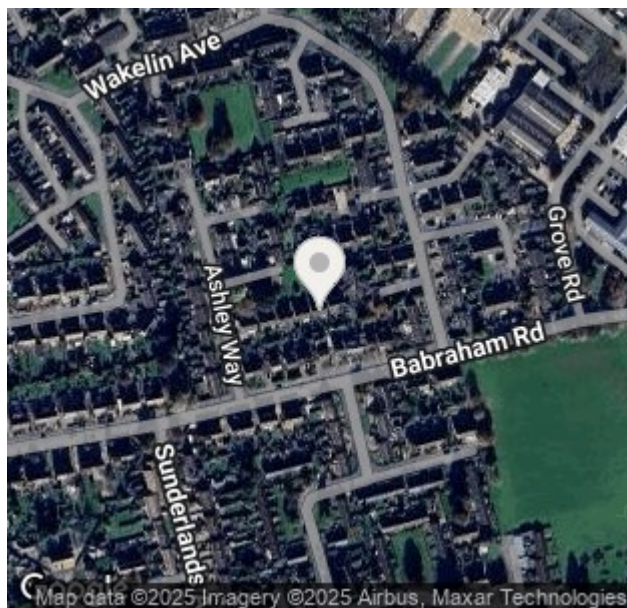
fitted with a stylish white suite incorporating bath with wall mounted shower unit and glazed shower screen, ceramic tiled walls around, vanity style unit with wash hand basin and mixer taps with cupboards below, built-in laundry bins, low level w.c., sealed unit double glazed windows with frosted glass to side and rear aspects, radiator/towel rail.

OUTSIDE

To the front of the property there is a most attractive garden area laid to lawn with very well stocked borders and shrubs and a pathway leading to a gated access in the rear garden.

To the rear of the property there is a delightful enclosed landscaped garden which is laid to lawn with very well stocked borders and a variety of shrubs and trees around. There is also a paved terrace immediately adjacent to the property itself and at the far end of the garden there is a large timber garden storage shed and paved area to side with bin store. PLEASE NOTE there is also a GARAGE in bloc.

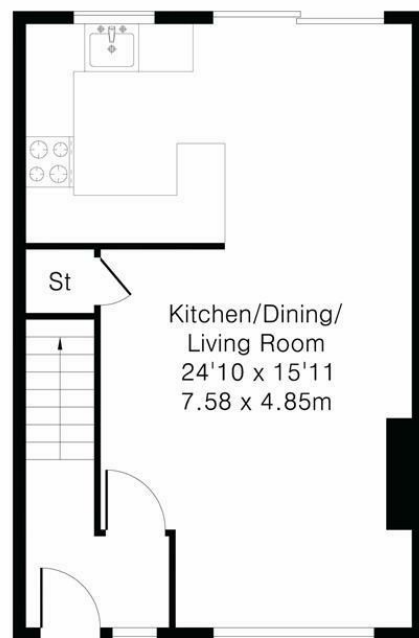




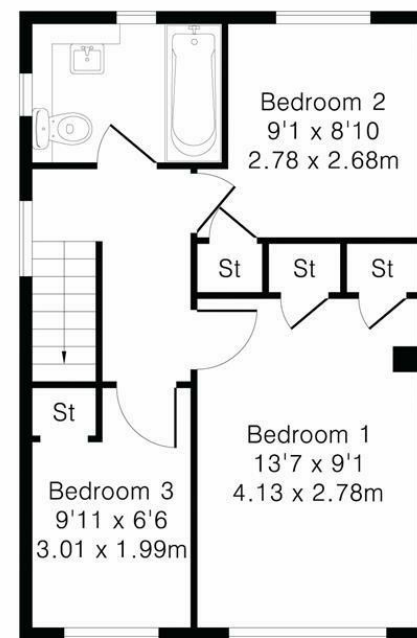
Approximate Gross Internal Area 792 sq ft - 74 sq m

Ground Floor Area 396 sq ft – 37 sq m

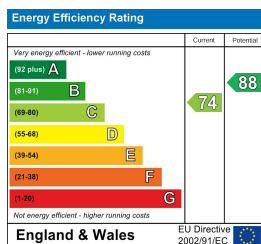
First Floor Area 396 sq ft – 37 sq m



Ground Floor



First Floor



Guide Price £395,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire



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 practice. 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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