12 Chamois Close, Sawston, Cambridge, CB22 3UT

Offers Over £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MODERN FOUR-BEDROOM DETACHED HOUSE, OFFERING GENEROUSLY PROPORTIONED AND WELL-PLANNED ACCOMMODATION AND SET WITHIN A MATURE GARDEN BACKING ONTO ORCHARD PARK RECREATION GROUND.

- Detached house
- 4 beds, 2 baths, 2 recepts
- Gas fired central heating to radiators
- EPC - C/69
- 1225 Sqft /113 Sqm
- 0.08 acres
- Off road parking and garage
- Council tax band - E

The property occupies a wonderful position tucked away within a quiet cul-de-sac, boasting a generous garden with gated access to Orchard Park. The property is conveniently placed on the favourite Southern side of the village with its thriving centre just a short walk away.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation and door to the integral garage. There are two reception rooms including a bay-windowed sitting room with feature fireplace and dining room with French doors to the garden. The kitchen is comprehensively fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer, four ring gas hob, double oven, extractor and space for a fridge/freezer and dishwasher. There is an adjoining utility room with space for the usual white goods, door to garden and door to a cloakroom/WC.

Upstairs, off the landing are four bedrooms, all with fitted wardrobe cupboards. The master bedroom boasts an en-suite shower room plus there is a family bathroom.

Outside, a driveway provides off road parking for two large vehicles and leads to the garage with up and over door, power and light connected and a wall mounted gas fired central heating Valiant boiler. Gated side access leads to the rear garden which is mainly laid to lawn with flower and shrub borders and beds, a timber shed and gated access out to Orchard Park recreation ground/childs play park.

Location
Sawston is one of Cambridgeshire's largest communities and as such offers a first class range of amenities. A village supermarket, shops, bank, chemist and professional facilities are included and two business parks are on the outskirts. There are two primary schools, the Sawston Child Care Nursery School, and Sawston Village College which offers a variety of adult educational opportunities.

Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is also within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City Centre.

Tenure
Freehold

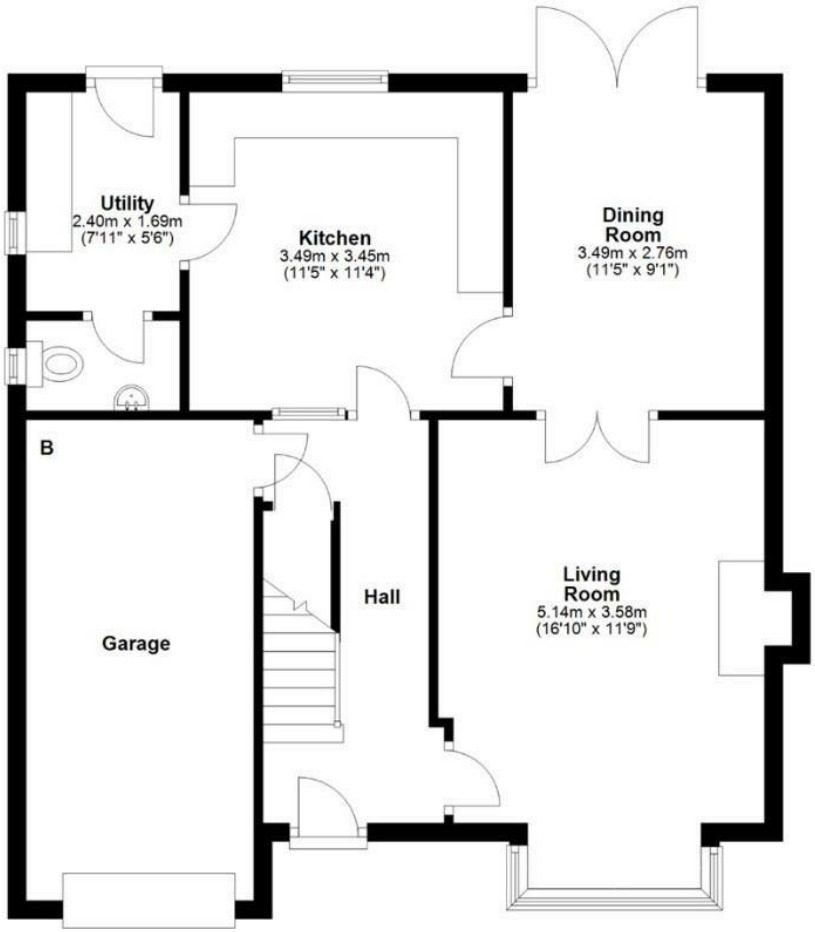
Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band - E

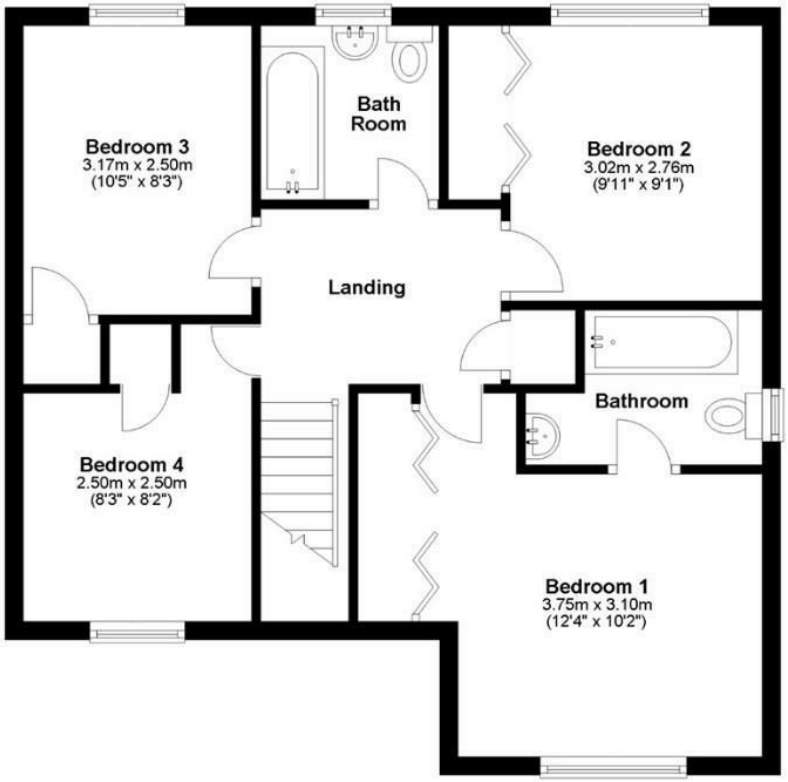
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

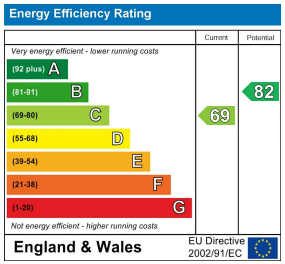
Ground Floor



First Floor



Approx. gross internal floor area 113 sqm (1225 sqft) excluding Garage



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.