



10 Skylark Way, Sawston, Cambridge, CB22 3GL
Guide Price £600,000 Freehold



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A RECENTLY CONSTRUCTED, STYLISH, DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT, WITH A PRIVATE REAR GARDEN, OFF-ROAD PARKING, A GARAGE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedrooms, 3.5 bathrooms, detached house
- EPC - B / 83
- Built in 2025
- Air source central heating to radiators
- Large well-equipped kitchen/dining/family room
- Chain free
- Off-road parking and garage
- 1150 sqft / 107 sqm
- Underfloor heating to ground floor
- Bay-windowed sitting room and master bedroom

The property was constructed early 2025 by award-winning Redrow Homes and is beautifully presented throughout, boasting a fabulous position next to a pleasant green space, plus the rear garden enjoys excellent levels of privacy.

The accommodation comprises, a welcoming reception hall with Amtico flooring, stairs to the first floor accommodation and a cloakroom w.c. just off. The dual aspect sitting room boasts a feature bay window and underfloor heating extends throughout the entire ground floor. The large kitchen/ dining/ family room is fitted with attractive contemporary cabinetry with matching dresser, central island / breakfast bar and quartz work surfaces with an inset one and a half sink unit with mixer tap and bevelled drainer. There is a range of integral appliances and these include and induction hob, double oven, extractor hood, dishwasher and a fridge-freezer. There is also a utility cupboard housing a washing machine and tumble dryer.

Upstairs, there are three good-sized bedrooms including the bay-windowed master bedroom with fitted wardrobe cupboards and an ensuite bathroom with a separate shower. the other two bedrooms benefit from ensuite shower rooms also.

Outside, there is a lawned front garden and a block-paved driveway providing off-road parking for at least two cars, leading to the garage with an up-and-over garage, power and light connected. Gated access leads to the rear garden, which is mainly laid to lawn with a generous paved patio and enclosed by a combination of walling and fencing and enjoys good levels of privacy.

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

Main services connected include: water, electricity and mains drainage. There is air source central heating.

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.

Agents Note

Grounds maintenance - £125 a year







Approx. gross internal floor area 107 sqm (1150 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	90
	EU Directive 2002/91/EC	

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.



