



Saxon Drive
Cambridge, CB25 0HR
Guide Price £450,000

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This versatile four-bedroom detached family home is situated in a quiet cul-de-sac within a well-served and highly sought-after village.

The light, airy, and spacious accommodation includes a ground floor with an entrance hall, living room leading into the dining room, kitchen, family room, and cloakroom. Upstairs, there are four bedrooms and a family bathroom. The property features double-glazed windows, gas central heating, and ample storage space throughout.

Externally, the home offers delightful views of Burwell windmill and boasts a beautifully maintained, south-easterly facing rear garden. The front garden is equally well maintained, and the driveway provides off-road parking alongside a tandem-length garage with potential for partial conversion, subject to the relevant consents.

This is an excellent opportunity to purchase a family-sized home close to local amenities, in a quiet and popular area. Viewing is strongly recommended.

EPC (D)
Council Tax D (East Cambs)



Entrance Hall

Laid wooden style flooring, staircase rising to the first floor with storage cupboard under and door through to the:

Kitchen 13'4" x 8'3" (4.08 x 2.54)

Modern fitted kitchen with a range of matching eye and base level storage units with working surfaces over, inset stainless steel sink and drainer with mixer tap, double eye level BOSCH oven, induction hob with extractor hood above, integrated fridge/freezer, breakfast bar, window to the rear aspect and side external door.

Sitting Room 15'8" x 11'5" (4.79 x 3.50)

Spacious sitting room with laid wooden flooring, TV connection point, radiator, window to the front aspect and opening through to the:

Dining Room 10'8" x 11'5" (3.26 x 3.50)

Laid wooden style flooring, window to the rear aspect and opening through to the:

Sun Room 12'9" x 12'1" (3.90 x 3.70)

Laid wooden style flooring, windows to the rear and side aspect and two external doors.

WC

Concealed WC, wash basin, boiler and window to the side aspect.

First Floor Landing

Access to airing cupboard and window to the side aspect.

Bedroom 1 12'10" x 10'10" (3.92 x 3.31)

Double bedroom with radiator and window to the front aspect.

Bedroom 2 10'9" x 10'1" (3.29 x 3.09)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 6'11" x 9'9" (2.12 x 2.99)

With radiator and window to the rear aspect.

Bedroom 4 7'2" x 9'1" (2.20 x 2.79)

With radiator and window to the front aspect.

Bathroom

Three piece suite comprising a concealed WC, wash basin with vanity cupboards under, panelled bath with wall mounted shower and glass screen, part tiled walls, radiator and obscured window to the side aspect.

Outside - Rear

South-East facing garden well established with a variety of mature shrubs and plants, lawn area, patio seating area and a beautiful view of the wind mill.

Outside - Front

Driveway leading up to the garage as well as providing off-road parking. Laid to lawn frontage, pathway leading to the front entrance and side pedestrian gate.

Garage

With metal up and over door.

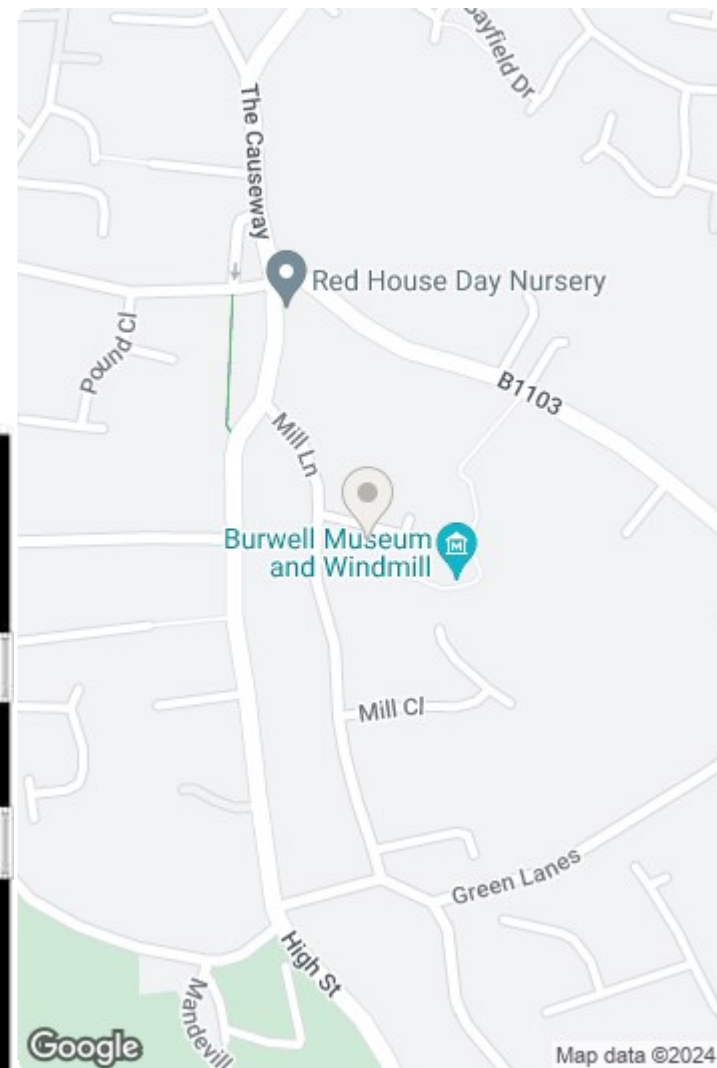
Property Information:

- Maintenance fee - n/a
- EPC - E
- Tenure - Freehold
- Council Tax Band - B (East Cambs)
- Property Type - Detached House
- Property Construction - Standard
- Number & Types of Room - Please refer to the floorplan
- Square Meters - 115 SQM
- Parking - Driveway & Garage
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating sources - Gas
- Broadband Connected - tbc
- Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload
- Mobile Signal/Coverage - Good
- Rights of Way, Easements, Covenants - None that the vendor is aware of



Total area: approx. 114.8 sq. metres (1235.8 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		68	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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