



4 Mount Pleasant
Sawston, South Cambridgeshire





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4 Mount Pleasant is a beautiful Victorian end-of-terrace home situated in the south Cambridgeshire village of Sawston. The property has five bedrooms, an extension completed in the late 80s, and is within walking distance of the village centre and local schools.

The house has a spacious living room with an open fireplace, elegant wooden flooring, and a kitchen with an island, an AGA, base-level units, and a beautiful wooden worksurface. The kitchen leads to an inner lobby, which has doors that lead to the cloakroom/utility room, garden, and stairs to the first floor.

The first floor has a second reception room, the master bedroom, bedroom five, and a family bathroom with a free-standing rolltop bath, wash hand basin, and WC. The second-floor landing has three more good-sized bedrooms.

The rear garden features a picket fence, a lawn, and a decked area adjacent to the sizable outbuilding. Car owners can take advantage of the off-street parking provided by the carport, while 4 Mount Pleasant has ownership of the driveway in front of the terrace row.



Agents Note:

Tenure: Freehold

Energy Rating: EPC Band E

No.3 Mount Pleasant has a right of way for pedestrians from the rear garden to the front of the property.

South Cambs District Council - Council Tax Band C - £1,969.44pa

All main services are connected.

Mobile Coverage: Good Coverage From All Major Networks Except EE (Ofcom)

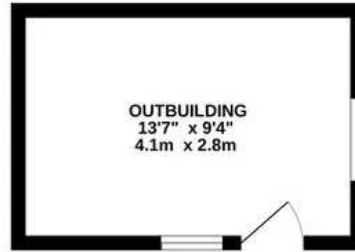
Broadband Coverage: Superfast Available, 72 Mbps (Ofcom)

Location:

Sawston is a village located approx. 7 miles south of Cambridge and approx. 50 miles north of London. In the 2021 census, there were 7,260 residents with the village benefitting from a number of independent shops, sports amenities, a Co-Op supermarket and two pubs. Sawston also has a secondary school, Sawston Village Collage, which has an Ofsted rating of 'Good' and two primary schools.



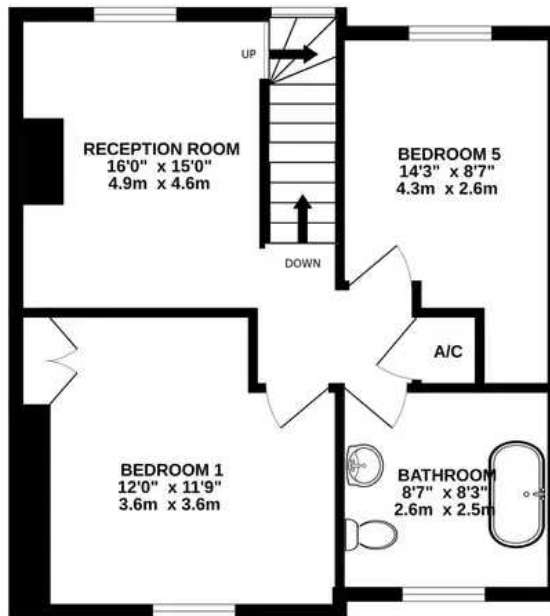
OUTBUILDING
127 sq.ft. (11.8 sq.m.) approx.



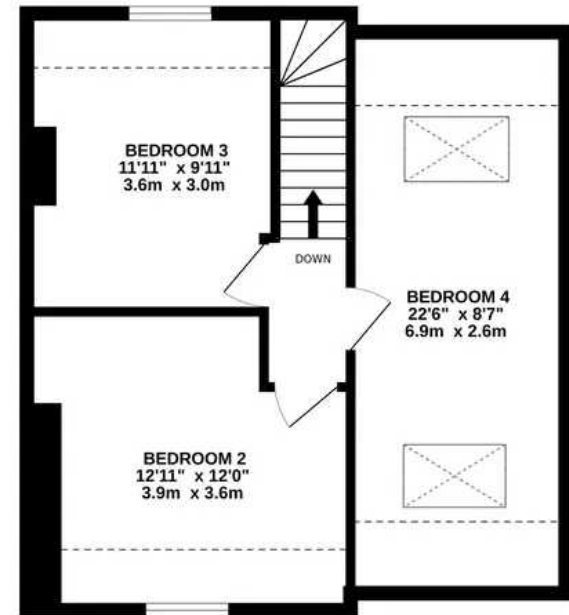
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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