



4 Elm Way, Sawtry

In Excess of **£350,000**

 **Oliver James**
Property Sales & Lettings



4 Elm Way

Sawtry, Huntingdon

A link detached home with single garaging, situated on a pleasant corner plot with refitted en-suite and family bathroom.

Council Tax band: D

Tenure: Freehold

- Link detached home.
- Four bedrooms.
- The Gross Internal Floor Area is approximately 1221 sq/ft / 113 sq/metres.
- North / westerly facing rear garden.
- Driveway parking for three vehicles.
- Single garage with conversion potential.
- Refitted en-suite shower room & family bathroom.
- Situated within walking distance of local primary & secondary schooling.
- Easy and quick access onto the A1 & A14 road network.
- EPC: C.





INTRODUCTION

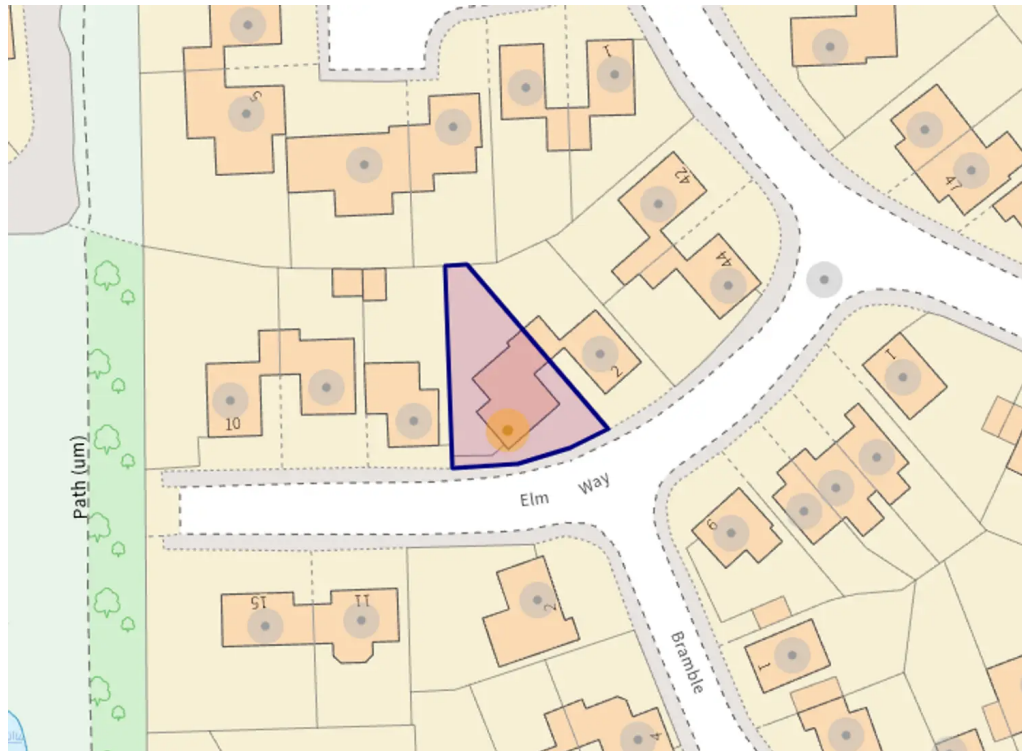
The property is ideally situated on a corner plot with the garden wrapping around the property taking advantage of the evening sun and a garage to the side. The entrance hall is nice and light with under-stairs storage and a downstairs cloakroom. The living room is open into the large conservatory which overlooks the rear garden. There is also a separate dining room with doors into the kitchen and living room, with the potential for making a lovely open plan space. The kitchen is well equipped with a range of cupboard units and fitted worksurface with a side door to the garden. Upstairs are four well proportioned bedrooms, the principal of which has an en-suite shower room as well as a further family bathroom, both of which have been refitted in a stylish, contemporary way.

EPC Rating: C

LOCATION

Sawtry is a desirable village situated between Peterborough and Huntingdon both with mainline stations to London in less than an hour. Road links via the recently upgraded A1M and A14 with Cambridge now within a 30 minute drive. These excellent transport links are complemented by a wealth of amenities including a Co-op supermarket, independent shops and takeaways including an artisan butchers, Post Office and sandwich shop, 2 public houses, working mens club, leisure centre and garage/petrol station. The village also boasts a Doctors surgery, Boots chemist, Dental practice and schooling from nursery through to sixth form.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	72	83
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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