

Bennett Way, Sawston, CB22 3FR

CHEFFINS

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Bennett Way

Sawston,
CB22 3FR

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Guide Price £370,000



A well-presented three-bedroom semi-detached home, conveniently situated within the popular village of Sawston, providing well-arranged accommodation extending over two floors. The property benefits from an open-plan living/kitchen/dining room, principal bedroom with en-suite shower room and a low-maintenance rear garden, all situated in this now established development on the edge of the village. Offered with no onward chain.

LOCATION

Sawston is a popular and well-served South Cambridgeshire village, situated approximately seven miles south of Cambridge. The village offers an excellent range of local amenities, including a variety of shops, supermarket, public houses, cafés, library, medical facilities and schooling, including the highly regarded Sawston Village College. The village is particularly well placed for access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, together with Granta Park and Babraham Research Campus. For the commuter, Whittlesford Parkway railway station is situated approximately two miles away, providing regular services to Cambridge and London Liverpool Street. The A1301, A505 and M11 are also readily accessible, providing convenient road connections towards Cambridge, London and the wider motorway network.








ENTRANCE HALL
Storm porch covering a panel-glazed entrance door leading through into the entrance hallway, with stairs rising to the first-floor accommodation, useful under-stairs storage cupboard, radiator and Karndean wood-effect flooring. Panelled doors lead through to the respective ground-floor rooms.

CLOAKROOM
Comprising a two-piece suite with low-level WC with concealed dual-flush mechanism and hand wash basin with hot and cold mixer tap, together with a useful storage niche beneath. Karndean wood-effect flooring, ceiling lighting, extractor fan and double-glazed window fitted with privacy glass to the front aspect.

OPEN-PLAN LIVING/KITCHEN/DINING ROOM

KITCHEN AREA
Fitted with a comprehensive collection of wall and base-mounted storage cupboards and drawers, incorporating soft-close fittings, complemented by stone work surfaces with inset stainless steel sink, hot and cold mixer tap and adjoining drainer. Integrated appliances include a four-ring gas hob with glazed splashback, extractor hood above and integrated oven below, together with concealed fridge freezer, dishwasher and washer/dryer. Double-glazed windows to the front and side aspects.

LIVING/DINING AREA
Providing a versatile open-plan reception space with continued Karndean wood-effect flooring, radiators and further useful under-stairs storage cupboard. Double-glazed window overlooking the rear garden, together with a set of double-glazed French doors leading directly out onto the garden.

FIRST FLOOR

LANDING
With airing cupboard, access to loft space, radiator and panelled doors leading to the respective bedrooms and family bathroom.

PRINCIPAL BEDROOM
With radiator, double-glazed window to the front aspect and panelled door leading through to the en-suite shower room.

EN-SUITE SHOWER ROOM
Comprising a three-piece suite with shower cubicle incorporating a wall-mounted shower head and glazed sliding access door, low-level WC with concealed dual-flush mechanism and hand wash basin with hot and cold mixer tap. Tiled surrounds, heated towel rail, wood-effect flooring, wall-mounted mirror and shaver point. Double-glazed window fitted with privacy glass to the side aspect.

BEDROOM TWO
With radiator and double-glazed window overlooking the rear garden.

BEDROOM THREE
With radiator and double-glazed window overlooking the rear garden.

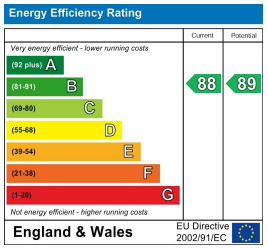
FAMILY BATHROOM
Comprising a three-piece suite with panelled bath incorporating hot and cold mixer taps, wall-mounted shower head attachment and glazed shower partition, low-level WC with concealed dual-flush mechanism and hand wash basin with hot and cold mixer tap. Tiled surrounds, heated towel rail, tiled flooring, extractor fan and double-glazed window fitted with privacy glass to the front aspect.

OUTSIDE
The property is approached off Bennett Way via a block-paved pathway leading to the front entrance door, with the remainder of the frontage attractively bordered by well-stocked flower and shrub beds. These extend around the side of the property, continuing towards a recessed area which provides useful off-road parking to the rear.

The rear garden has been designed with ease of maintenance in mind, being principally paved to provide a practical outdoor space, ideally suited for both relaxation and entertaining. There is also a timber storage shed, with the garden enclosed by timber fencing and a small step leading down to a rear access gate.







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Tenure - Freehold

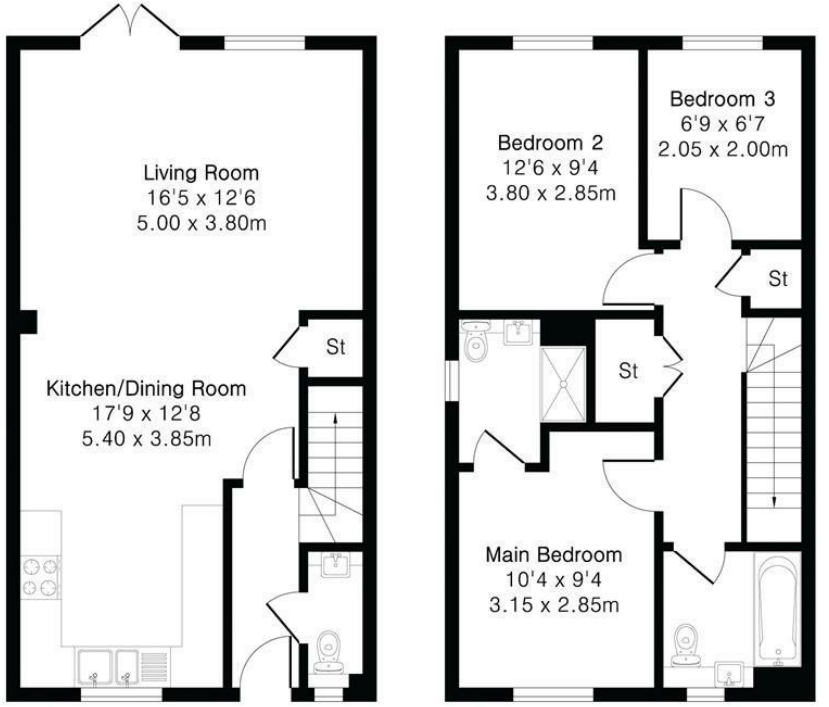
Council Tax Band - C

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1002 sq ft - 94 sq m

Ground Floor Area 501 sq ft – 47 sq m

First Floor Area 501 sq ft – 47 sq m



PINKPLAN

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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