



34 Evans Way, Sawston,
CB22 3BX



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34 Evans Way

Sawston | Cambridge | CB22 3BX

Guide Price £350,000

- A well appointed semi detached home
- Occupying a generous corner plot offering excellent scope for possible extension
- Situated within a well-established, well served residential village
- 3 good size bedrooms
- En Suite to principle bedroom, with additional family bathroom
- Open plan kitchen breakfast room, generous living and conservatory

The Property

A well appointed 3 bedroom semi-detached family home, occupying generous corner plot, offering excellent scope for modernization and extension (subject to planning). The property forms part of a quiet, well established residential cul de sac ideally situated in the heart of this well served village and a short walk to the highly regarded secondary school, Sawston Village College.

The Setting

Situated in a highly regarded residential pocket of Sawston, 34 Evans Way enjoys a prime position within this exceptionally well-served South Cambridgeshire village. Combining the charm of village life with superb modern convenience. The property is just a short stroll from Sawston's bustling high street, which boasts an excellent range of local amenities including a supermarket, medical centre, traditional pubs, and highly regarded schooling. For the commuter, the property is outstandingly well-connected; Whittlesford Parkway mainline station is a mere 5-minute drive away, offering direct, high-speed links into London and Cambridge Central. Additionally, the nearby M11 and A11 corridors provide effortless road access, whilst the world-renowned Addenbrooke's Hospital and Cambridge Biomedical Campus are accessible in under 15 minutes, making this an enviable location that perfectly balances community warmth with seamless accessibility.

The Accommodation

A covered entrance porch opens into a welcoming reception hall, providing access to the principal ground floor accommodation. The generous sitting room enjoys an abundance of natural light and offers an excellent space for everyday family living and entertaining, flowing seamlessly through to the conservatory which overlooks the rear garden and provides an additional reception area.





The heart of the home is the open-plan kitchen/breakfast room, fitted with a comprehensive range of wall and base units with ample work surfaces and space for everyday dining. French doors and windows provide a pleasant outlook across the garden, creating a bright and sociable environment ideal for modern family life.

To the first floor, the principal bedroom is a particularly spacious double room benefitting from the luxury of an en-suite shower room. Two further well-proportioned bedrooms are served by a family bathroom fitted with a contemporary three-piece suite, creating versatile accommodation suited to growing families, professional couples or those working from home.

Outside

The property occupies a generous corner plot, one of its most appealing attributes. The rear garden enjoys a good degree of privacy and has been thoughtfully arranged with an extensive paved terrace, ideal for outdoor dining and entertaining, leading onto an established lawn bordered by mature planting and flowering beds. A useful timber garden store sits to the rear of the plot.



To the front and side, there is ample off-road parking and substantial outside space offering excellent potential for extension or further enhancement, subject to the necessary planning permissions.

Services

Mains electric, water and drainage are connected. Gas central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

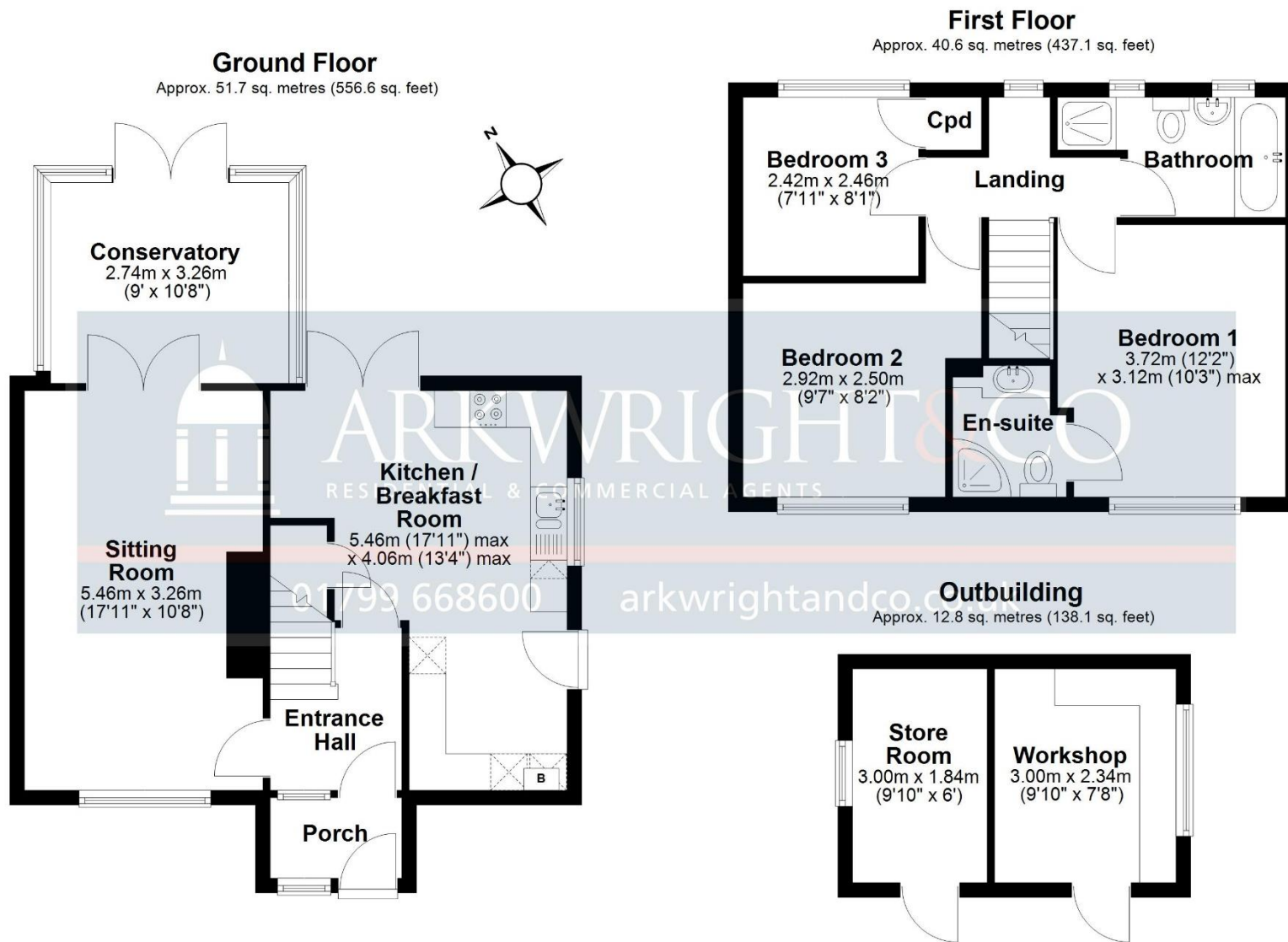
Property Type – Semi-detached

Property Construction – Brick with concrete (Wimpey) roof

Local Authority – South Cambridgeshire District Council

Council Tax – C





Total area: approx. 105.1 sq. metres (1131.8 sq. feet)

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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