



63 Challis Close
Cambridge, CB22 3LT

Guide price **£400,000**



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- 895 sqft / 83 sqm
- Off street parking
- EPC - B
- West facing garden

A bright & generously sized home, with off-street parking & a garden that backs onto allotments. Built in 2021, it offers a modern layout & enjoys a convenient location just on the edge of Sawston.

On the ground floor from the entrance hall is the spacious living room, benefitting from the morning sun. This then leads through to the well sized kitchen/dining room, which is the perfect space for entertaining. It has also been fitted with wall and base units and a 4-ring gas hob and has space for a full size fridge freezer. From the kitchen there is also a large WC and a back door leading to the garden.

Upstairs there are 3 bedrooms and the main bathroom which has been fitted with a modern white suite, complemented by part tiled walls.

The west facing garden backs onto allotments and includes a garden shed. There is also side access to the off street car parking.



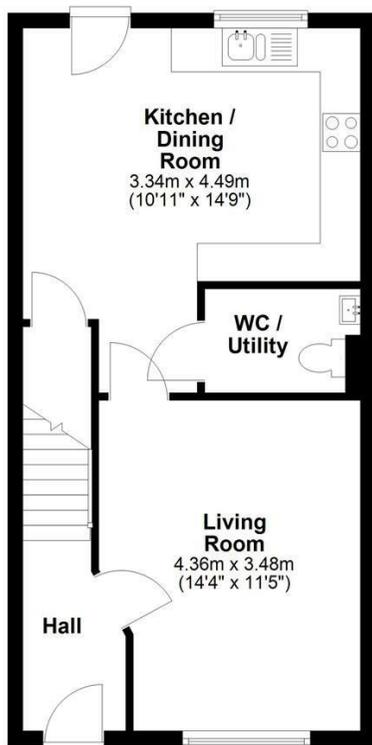


Sawston is well positioned to the south of Cambridge, just 4 miles from Addenbrookes hospital. It is also within easy access to the M11, A11 and A505. There are good cycle routes to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham and Abington. The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health center, primary schools and Sawston College, which has a sports center and gym.



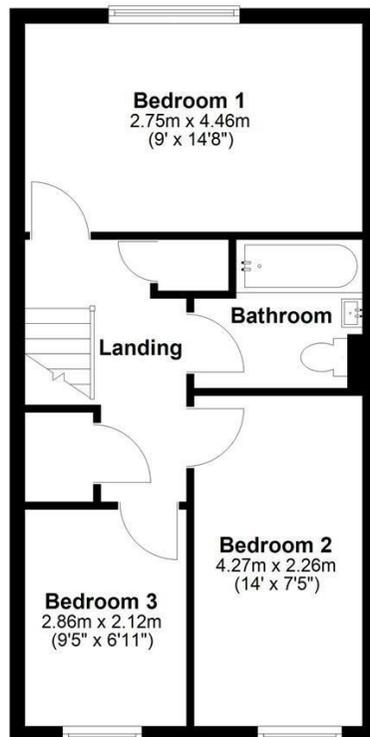
Ground Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



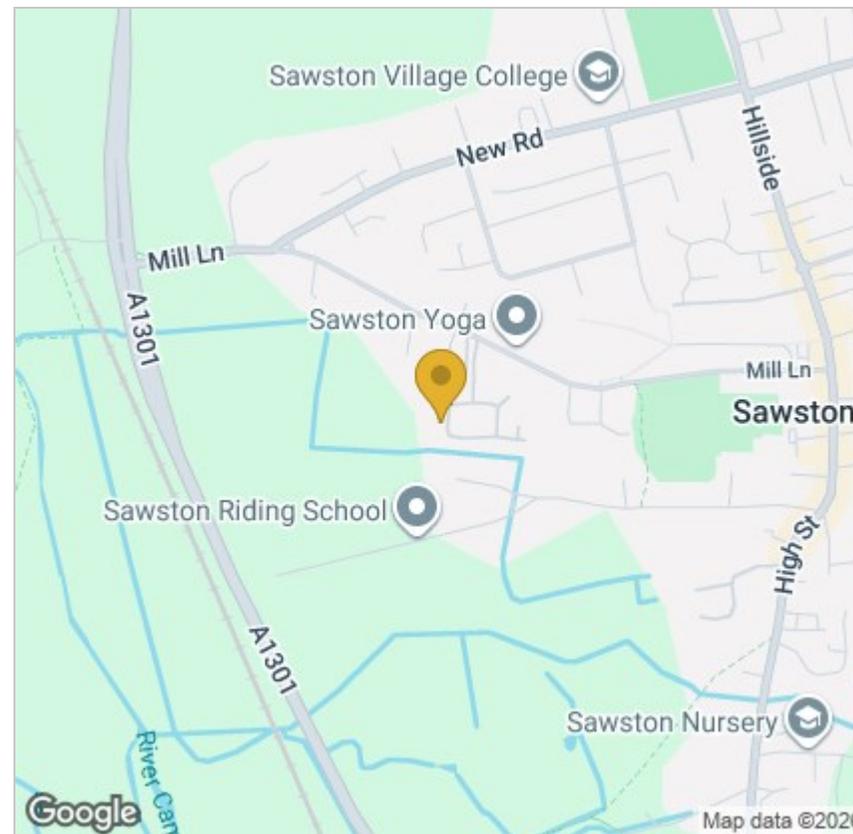
First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)

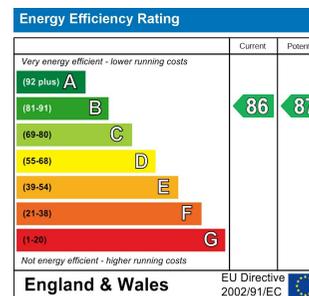


Total area: approx. 83.1 sq. metres (894.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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