



23 Broadmeadow

Sawston
CB22 3EB

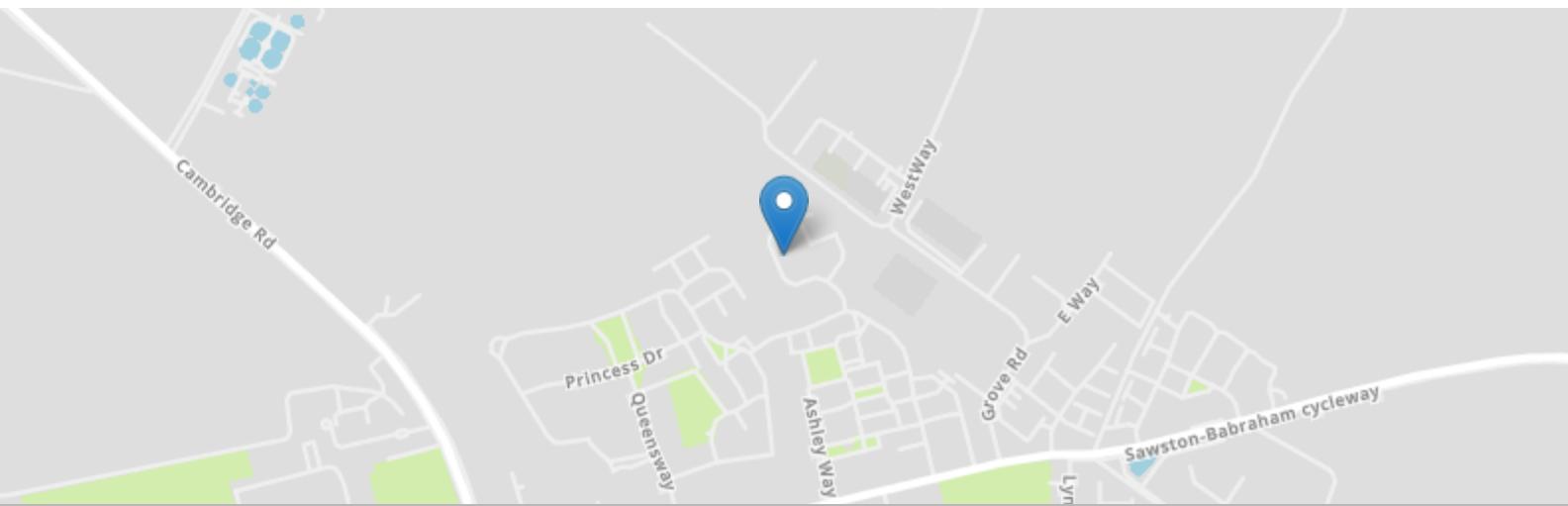
Offers in Excess of
£340,000



BEE MOVING SOON



**NO ONWARD CHAIN
GARAGE & DRIVEWAY
COUNCIL TAX BAND - D
EPC - TBC
CUL-DEC-SAC LOCATION
EXTENSION POTENTIAL (STPP)
SQ FT - 916.6**



Positioned in this private cul-de-sac location, on the Northern side of this thriving village, is the bright and welcoming, brick built, three bedroom semi-detached property, offering excellent scope for modernisation and updating. Many homes in the area, have been extended and this property offers this in abundance, subject to planning permission, your attention is drawn directly to the rear of the property, with its open plan kitchen / dining room, which provides views and access to the generous enclosed rear garden. The property is offered for sale with the benefit of no onward chain, 23 Broadmeadow would make an ideal first time purchase or investment.

Accommodation comprises entrance hallway, lounge, dining room, kitchen, three first floor bedrooms, bathroom, garage and driveway.

Sawston is one of South Cambridgeshire's most highly requested villages, which is popular with families and commuters alike with excellent local shops, schools, restaurants and nearby Whittlesford railway station with links into London & Cambridge. The nearby City of Cambridge is world renowned for its excellent schools and universities and has not just become known for its incredible academic achievements but also for its bio tech and high-tech facilities over the years and Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.







ENTRANCE HALLWAY

Double-glazed entrance door, stairs rising to first floor accommodation, doors leading to.

LOUNGE

4.19m x 3.30m (13' 9" x 10' 10")

Double-glazed window to front aspect, door leading to kitchen / dining room.

KITCHEN / DINING ROOM

5.19m x 2.65m (17' 0" x 8' 8")

Light floods through this open plan room, via the double-glazed patio doors and window to rear aspect, further double-glazed door to side aspect, kitchen with range of high level and low level fitted units, including glass display units and extractor fan, breakfast bar area separates the two main area's, understairs storage cupboard, part tiled walls.

LANDING

Double-glazed window to side aspect, loft access, airing cupboard with storage, doors leading to.

BEDROOM ONE

3.49m x 3.13m (11' 5" x 10' 3")

A spacious master bedroom benefiting from a bank of fitted wardrobes with shelving, hanging and storage space, double-glazed window to rear aspect.

BEDROOM TWO

3.45m x 2.49m (11' 4" x 8' 2")

A further double bedroom with double-glazed window to front aspect.

BEDROOM THREE

2.64m x 2.55m (8' 8" x 8' 4")

A good sized third bedroom with double-glazed window to front aspect.

BATHROOM

Obscure double-glazed window to rear aspect, white three piece suite comprising low level w/c, wash hand basin, bath with shower over, part tiled walls.

TO THE FRONT OF THE PROPERTY

Tastefully presented behind a privet hedge, area laid to lawn with entrance pathway, driveway leading to garage.

GARAGE

Up & Over Door with connivence door to garden.

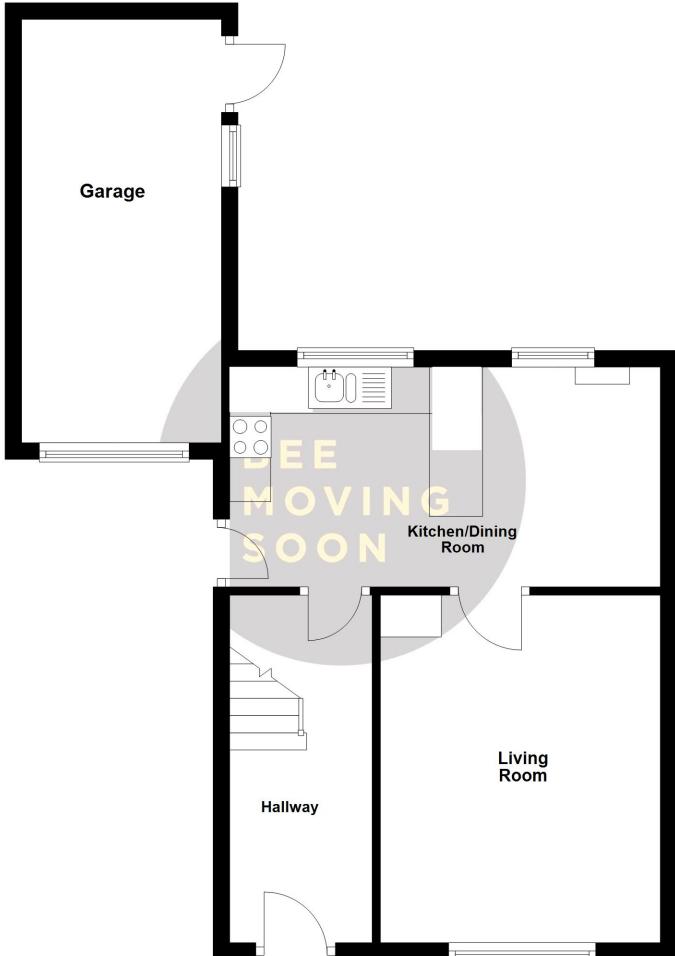
GARDEN

The property benefits from a generous mature garden, with an initial summer terrace seating area leading from the rear of the house, pathway leads you into an area which is majority laid to lawn with mature shrubs and raised planting edges, enclosed by panel fencing with rear access gate.

FLOORPLAN

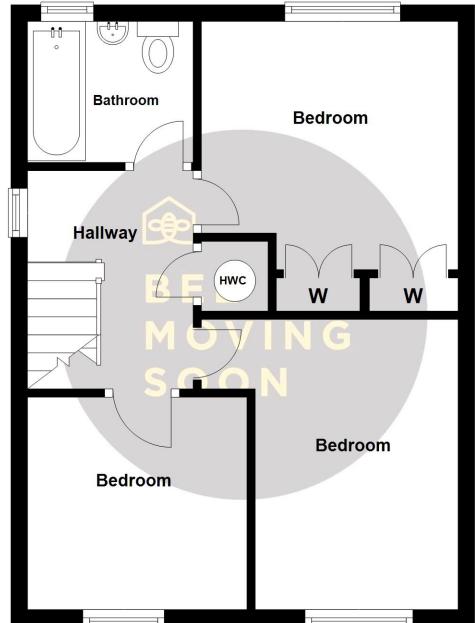
Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



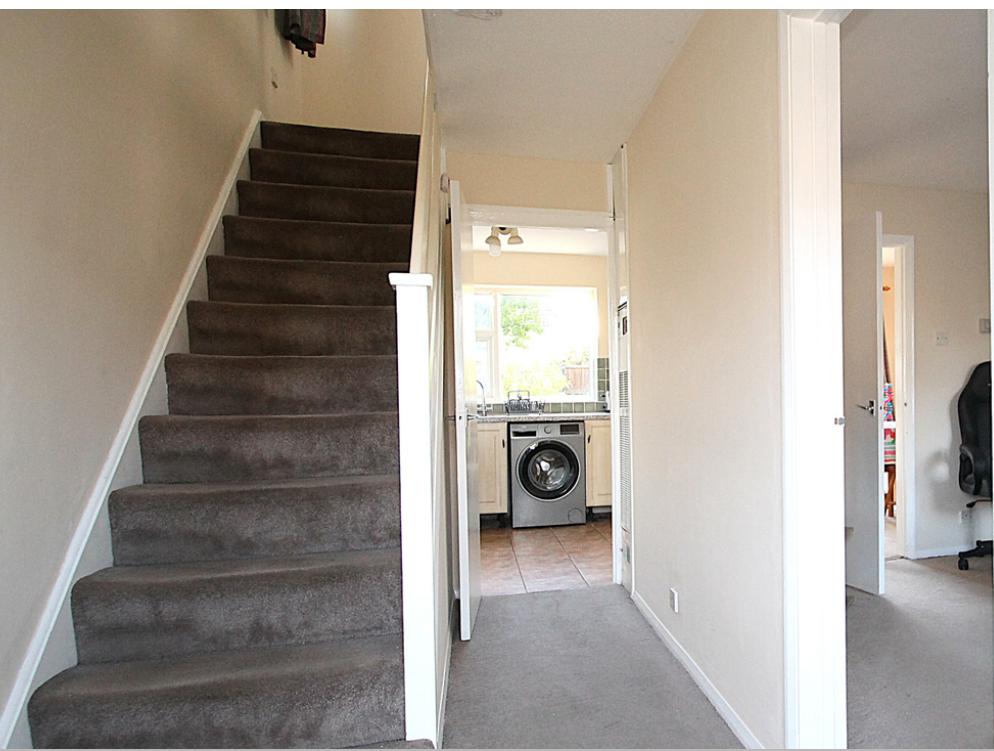
Top Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 85.2 sq. metres (916.6 sq. feet)

Floor plan to be used for guidance only
Plan produced using PlanUp.





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