



61 Broadmeadow

Sawston
CB22 3EB

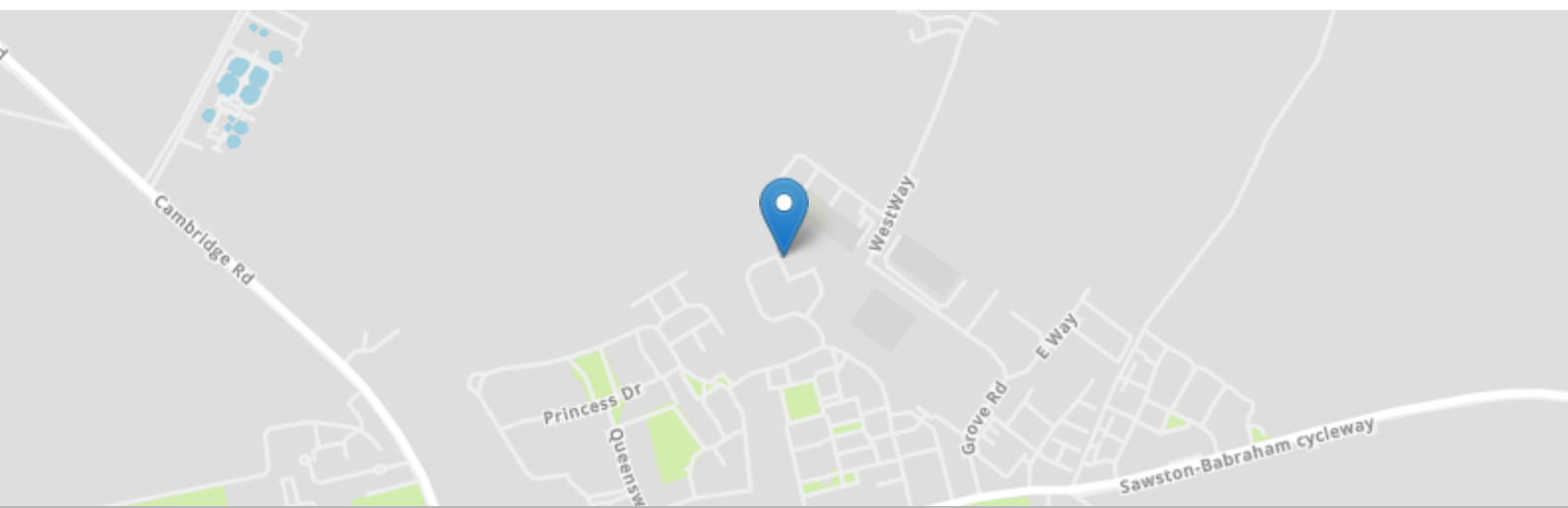
Offers in Region of
£425,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	60	84
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

DETACHED
CUL-DE-SAC LOCATION
CONSERVATORY
EPC - D / 64
SQ FT - 913.6
NO ONWARD CHAIN
COUNCIL TAX BAND - D
GARAGE & PARKING
EXTENSION POTENTIAL (STPP)



Bee Moving Soon are delighted to be marketing, this bright, spacious and welcoming three bedroom detached property, which is located in this private cul-de-sac location on the Northern edge of this thriving village and is offered for sale with the benefit of no onward chain. The property has been modernised with love, care and attention to detail by its current owners and your attention is drawn directly to the open plan, kitchen / dining space which is well appointed and leads onto the conservatory. Many homes in Broadmeadow over recent years have have been extended and this property offers this opportunity in abundance (stpp)

The property is of traditional brick construction and accommodation comprises of entrance hall, lounge, kitchen / dining room, conservatory, three first floor bedroom and family bathroom.

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 is 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 to first floor with storage cupboard under; wooden flooring, radiator; doors to.

LOUNGE

13' 11" x 10' 10" (4.23m x 3.30m)

A bright and welcoming main reception room of open plan design, double-glazed window to front aspect, up lights, radiator.

KITCHEN / DINING ROOM

16' 11" x 8' 9" (5.16m x 2.67m)

Benefiting from being of open plan with double-glazed window to rear aspect and double-glazed patio doors leading to conservatory, range of high level and low level fitted units incorporating fitted appliances including, four ring gas hob, oven, extractor; microwave, fridge, single sink drainer with mixer taps, plumbing for washing machine and plumbing for dishwasher; breakfast bar leading to dining space, wooden effect flooring, part tiled walls, downlights, radiator.

CONSERVATORY

11' 11" x 10' 6" (3.64m x 3.20m)

A welcoming edition to the property of double-glazed construction, power and light, tiled flooring with under floor heating.

LANDING

Double-glazed window to side aspect, loft access, doors leading to.

BEDROOM ONE

11' 7" x 10' 3" (3.52m x 3.12m)

A good sized main double bedroom with double-glazed window to rear aspect, radiator.

BEDROOM TWO

3.41m x 2.770m (11' 2" x 9' 1")

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

BEDROOM THREE

8' 1" x 7' 7" (2.47m x 2.30m)

Double-glazed window to front aspect, storage cupboard with draws, downlights, radiator.

BATHROOM

Obscure double-glazed window to rear aspect, three piece bathroom suite inset in bathroom furniture, low level w/c, wash hand basin, bath with shower over; tiled walls, tiled flooring, heated towel rail.

TO THE FRONT OF THE PROPERTY

Generous driveway providing ample off road parking, further area laid to lawn, mature plants and shrubs including fruit trees, side access gate.

GARDEN

A beautiful garden to enjoy those summer evenings in entertaining family and friends with an initial summer terrace seating area leading to laid to lawn garden with a wide range of mature plants and shrubs, side access gate.

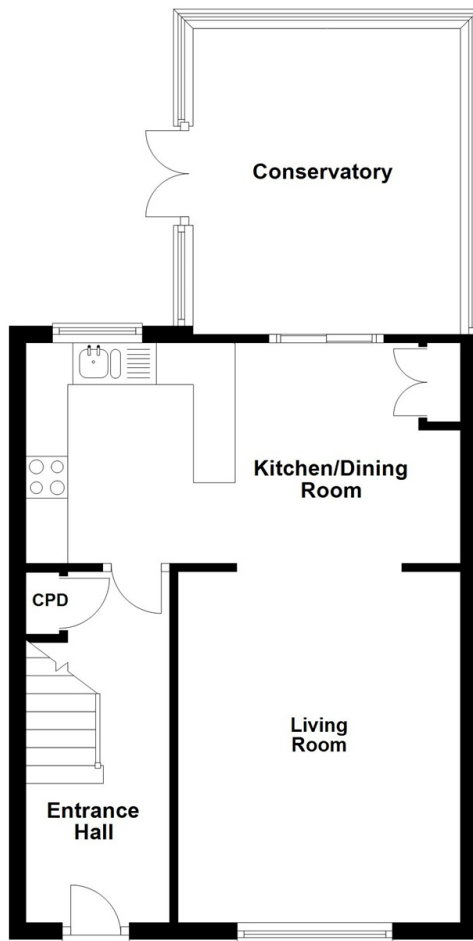
GARAGE

Up and over door; power and light, door leading to garden.

FLOORPLAN

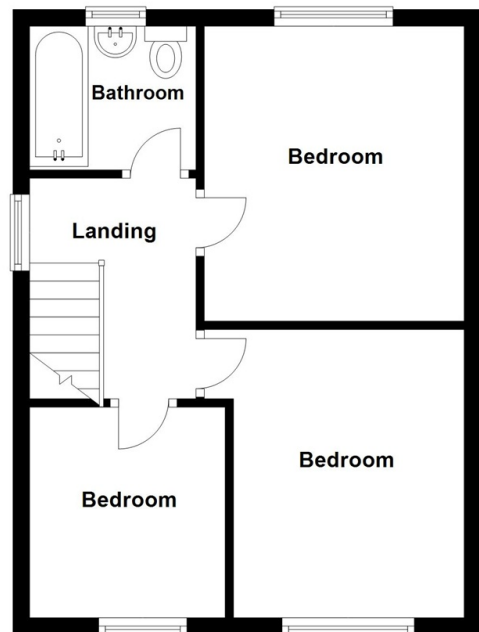
Ground Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 84.9 sq. metres (913.6 sq. feet)

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





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