



16 Wakelin Avenue

Sawston
CB22 3DS

Offers in Region of
£350,000

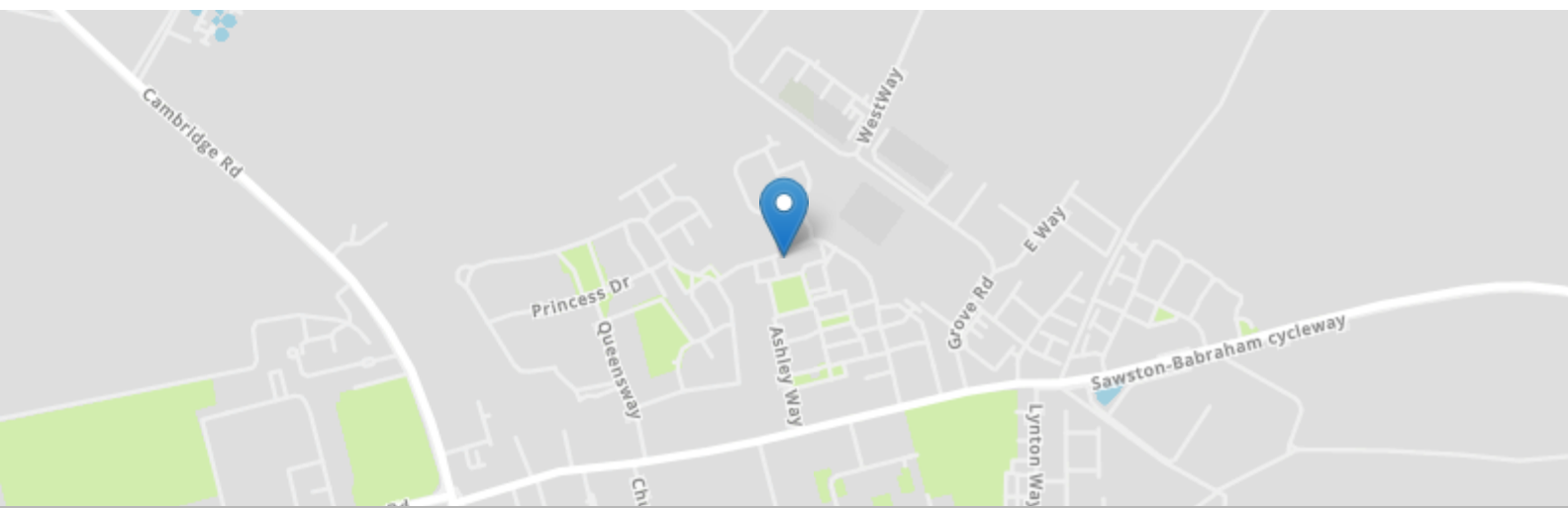


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

WELL APPOINTED KITCHEN
RE-FITTED BATHROOM
CLOAKROOM & UTILITY
GARAGE & DRIVEWAY
OPEN PLAN LOUNGE / DINING ROOM
COUNCIL TAX BAND - C
SQ FT - 1117.3
EPC - D / 67



Positioned on the Northern edge of this thriving village, is this bright and welcoming, three bedroom property, which provides light and spacious accommodation in excess of ----- ft. Your attention is drawn directly to the rear of the property with its open plan lounge / dining room which is in excess of 20ft, light flows through this main reception room via two sets of double-glazed French doors providing access to the enclosed rear garden. The property would make an ideal first time purchase or investment property.

The property is of Tru Steel Construction and accommodation comprises entrance hall, cloakroom, lounge / dining room, kitchen, utility space, three first floor bedrooms, 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; wooden effect flooring, radiator; doors leading to.

CLOAKROOM

Two piece cloakroom suite comprising low level w/c and wash hand basin, tiled flooring, obscure double-glazed window to side aspect, radiator.

LOUNGE / DINING ROOM

6.1m x 3.56m (20' 0" x 11' 8")

A welcoming main reception room which benefits from being of open plan design, with light flooding through via the two sets of double-glazed French doors to rear aspect, stairs lead to first floor accommodation, wooden effect flooring, radiator.

KITCHEN

3.65m x 2.606m (12' 0" x 8' 7")

Very well-presented, modern fully fitted kitchen, with a range of high level and low level units, incorporating fitted appliances including oven, hob, extractor, fridge, freezer, dishwasher, single sink drainer with mixer taps, double-glazed window to front aspect, downlights.

UTILITY SPACE

2.41m x 1.74m (7' 11" x 5' 9")

Previously forming part of the garage, plumbing for washing machine, single sink drainer, tiled flooring, radiator; door to garage.

LANDING

Loft access, generous airing cupboard, further storage cupboard, radiator; doors leading to.

BEDROOM ONE

4.5m x 2.91m (14' 9" x 9' 7")

A generous master bedroom with double-glazed window to rear aspect, double wardrobe with shelving, hanging and storage space, downlights, radiator.

BEDROOM TWO

3.6m x 3.16m (11' 10" x 10' 4")

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

BEDROOM THREE

2.59m x 2.56m (8' 6" x 8' 5")

A good sized third bedroom benefiting from single wardrobe with shelving, hanging and storage space, radiator.

BATHROOM

Re-fitted three piece white bathroom suite, inset in range of bathroom furniture, suite comprising low level w/c, wash hand basin, bath with shower over; tiled flooring, heated towel rail.

TO THE FRONT OF THE PROPERTY

Area of block paving, providing off road parking, entrance pathway, brick store with wall mounted boiler; electric car charging point.

REAR GARDEN

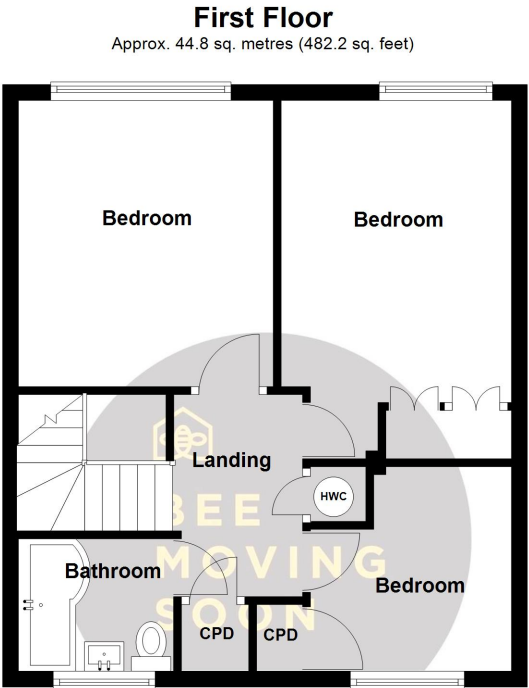
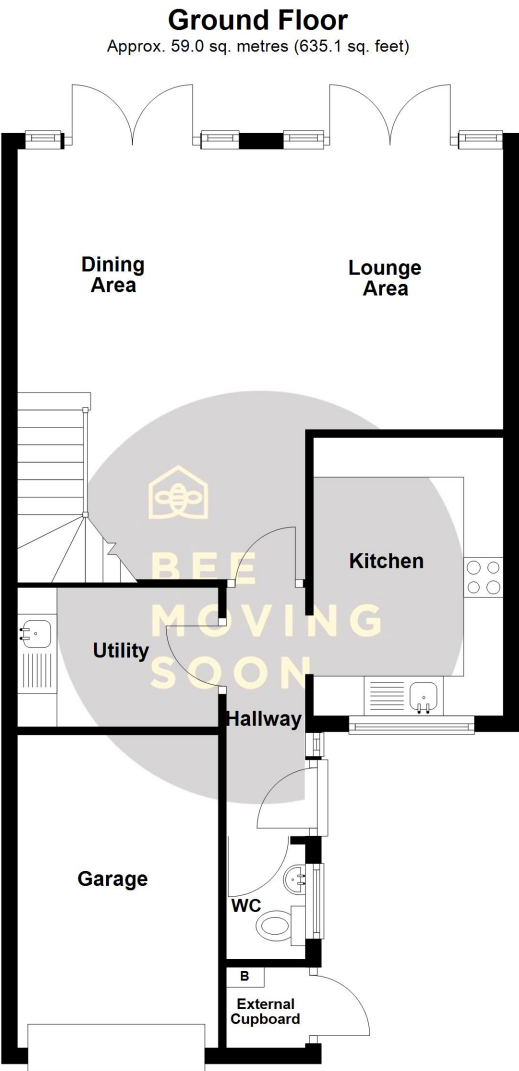
Enclosed by panel fencing with rear access gate, initial wooden decked, terrace seating leads from the rear of the property, to enjoy those summer evenings, entertaining friends and family, majority laid to lawn with raised flower beds, with a selection of mature plants and shrubs.

GARAGE

3.96m x 2.58m (13' 0" x 8' 6")

Up and over door; power and light.

FLOORPLAN



Total area: approx. 103.8 sq. metres (1117.3 sq. feet)





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