



8 Gosling Way

Sawston
CB22 3DZ

Guide Price
£375,000

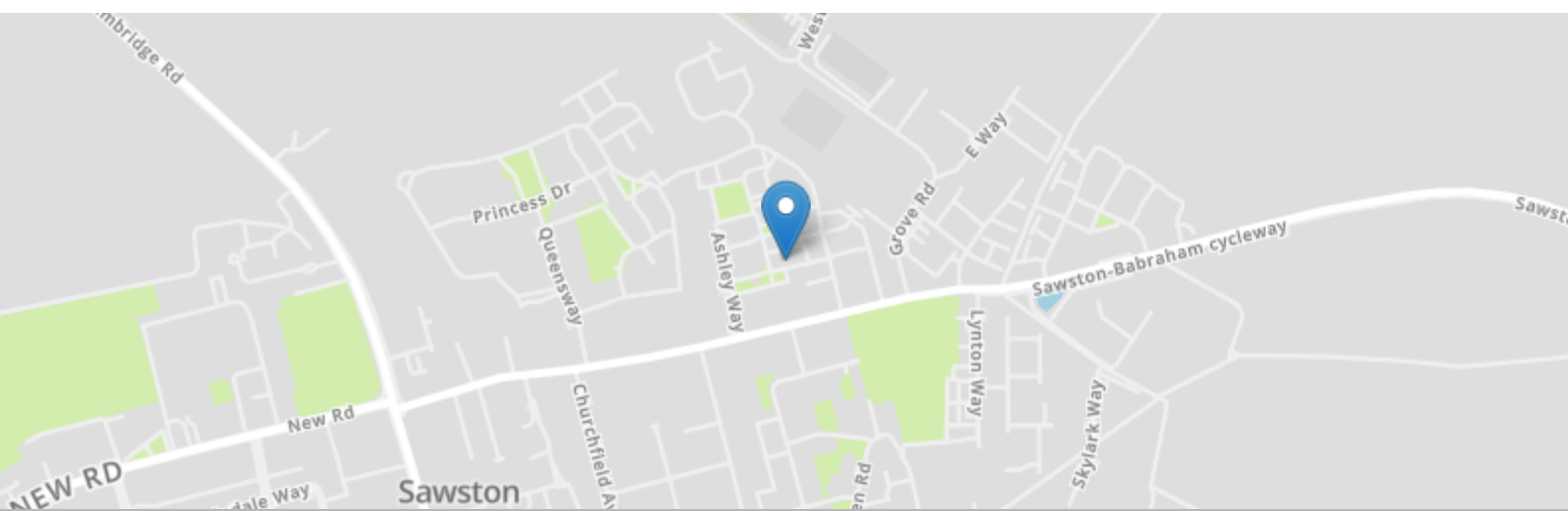


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

- NO ONWARD CHAIN
- OPEN PLAN LIVING
- CONSERVATORY
- TRAFFIC FREE LOCATION
- GARAGE EN-BLOC
- COUNCIL TAX BAND - C



Positioned in a private cul-de-sac on the Northern edge of this thriving village and overlooking a central village green, is this bright and spacious, three bedroom semi-detached property, which benefits from being extended to the rear aspect and from being offered for sale with no onward chain. Your attention is drawn directly to the rear of the property to the open plan kitchen / dining room which leads onto the conservatory.

The property is of traditional brick construction and accommodation comprises entrance porch, hallway, lounge, kitchen / dining room, conservatory, three first floor bedrooms and bathroom, garage en-bloc.

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 PORCH

Of double-glazed construction, with double-glazed door leading to entrance hall.

HALLWAY

Stairs rising to first floor; storage cupboard, radiator; doors leading to.

LOUNGE

4.42m x 3.91m (14' 6" x 12' 10")

A welcoming main reception room with double-glazed window to front aspect, feature gas fire, understairs storage cupboard, downlights, radiator; doors leading to.

KITCHEN / DINING ROOM

4.42m x 3.91m (14' 6" x 12' 10")

Benefiting from open plan design and light flooding through via the two double-glazed windows to rear aspect and double-glazed door leading to conservatory. Re-fitted modern kitchen with a range of high and low level units, incorporating fitted appliances including oven, hob and extractor; single sink drainer with mixer taps, downlights, part tiled walls, wooden flooring, radiator.

CONSERVATORY

5.07m x 1.9m (16' 8" x 6' 3")

Of double-glazed construction with French doors leading to garden, power and light, wooden flooring, radiator.

LANDING

Loft access, double-glazed window to side aspect, airing cupboard, doors to.

BEDROOM ONE

3.37m x 3.29m (11' 1" x 10' 10")

A spacious master bedroom with double-glazed window to front aspect, double wardrobe with shelving, hanging and storage space, radiator.

BEDROOM TWO

3.36m x 2.69m (11' 0" x 8' 10")

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

BEDROOM THREE

2.34m x 1.95m (7' 8" x 6' 5")

Double-glazed window to front aspect, single wardrobe with storage space, radiator.

BATHROOM

A well-appointed three piece bathroom suite comprising low level w/c, wash hand basin, bath with shower over; heated towel rail, part tiled walls, obscure double-glazed window to rear aspect.

GARDEN

Enclosed by panel fencing with side access, initial patio paved area, leading to area laid to lawn, timber framed shed.

GARAGE

En-bloc, up and over door.

FLOORPLAN





A FRESH NEW APPROACH TO ESTATE AGENCY - 7 DAYS A WEEK