



Rosewood Queensway

Sawston
CB22 3DJ

Offers in Excess of
£400,000

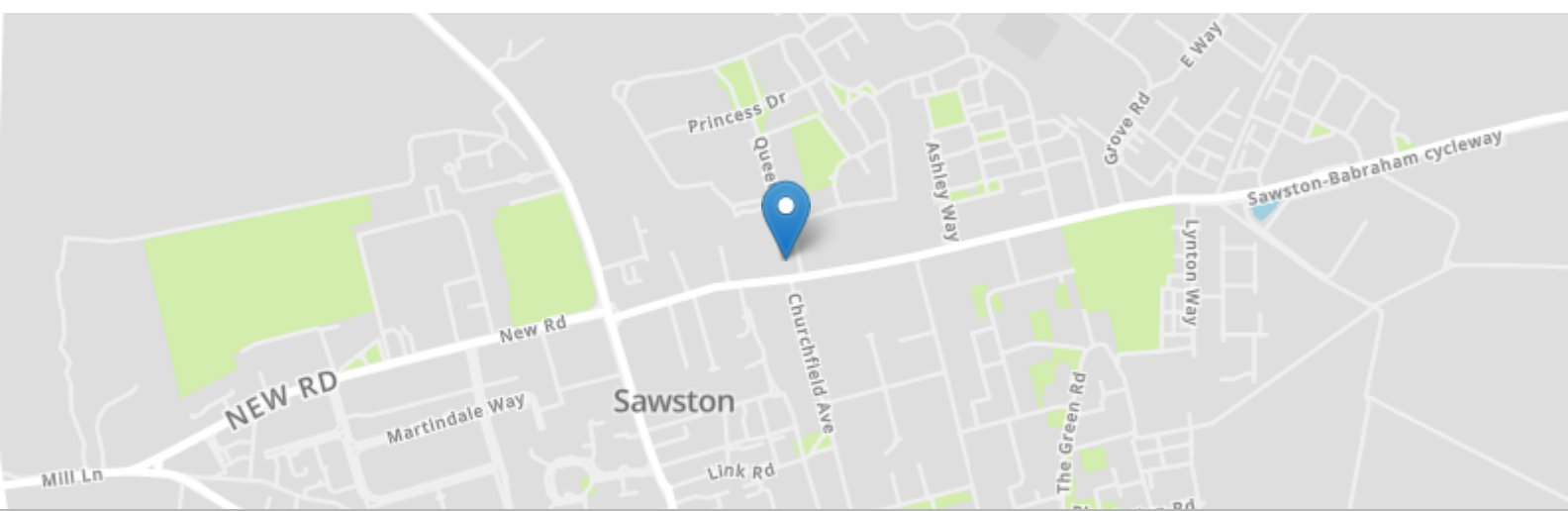


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

NO ONWARD CHAIN
 EXTENDED PROVIDING VERSATILE
 ACCOMMODATION
 THREE RECEPTION ROOMS
 FOUR BEDROOMS
 EPC - C / 75
 IN EXCESS OF 1000 SQ FT
 COUNCIL TAX BAND - D



Position within the heart of this thriving village to the South of the City of Cambridge, is this bright and welcoming four bedroom family home, which benefits from being offered for sale with no onward chain. Your attention is drawn directly to the rear of the property which benefits from having been extended providing additional living space and access to the enclosed garden.

The property is of traditional brick construction and accommodation comprises entrance hallway, lounge, dining room, kitchen, summer room, ground floor bedroom with shower room, three further first floor bedroom and 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 near to 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 technology and high-tech facilities over the years. 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; radiator; doors leading to.

LOUNGE

5.32m x 3.69m (17' 5" x 12' 1")

A spacious main reception room which benefits from leading onto the summer room and dining room, double-glazed French doors to rear aspect, stairs to first floor; two radiators.

SUMMER ROOM

3.449m x 2.27m (11' 4" x 7' 5")

Of double-glazed and brick construction, providing views over garden and access to garden via double-glazed patio doors, radiator.

DINING ROOM

2.59m x 2.52m (8' 6" x 8' 3")

A versatile room which has had many uses over recent years including a formal dining room, playroom and work from home space, double-glazed window to rear aspect, radiator.

KITCHEN

3.299m x 2.64m (10' 10" x 8' 8")

Well-appointed and modern fitted kitchen with a range of high level and low level fitted units, incorporating fitted appliances including oven, hob, extractor; single sink drainer with mixer taps, plumbing for washing machine, wall mounted boiler; double-glazed window to front aspect, part tiled walls, radiator.

GROUND FLOOR BEDROOM

3.59m x 2.546m (11' 9" x 8' 4")

Benefiting from En-suite shower room, double-glazed window to front aspect, double wardrobe with shelving, hanging and storage space, radiator.

EN-SUITE SHOWER ROOM

Three piece shower suite comprising low level w/c, wash hand basin inset in vanity unit, shower cubicle, part tiled walls, heated towel rail.

LANDING

Loft access, airing cupboard, doors leading to.

BEDROOM ONE

4.73m x 2.598m (15' 6" x 8' 6")

A spacious master bedroom with two Velux windows to rear aspect, two double wardrobes with shelving, hanging and storage space, radiator.

BEDROOM TWO

4.22m x 2.74m (13' 10" x 9' 0")

A generous second double bedroom with two Velux windows to rear aspect, wardrobe with shelving, hanging and storage space, radiator.

BEDROOM THREE

3.43m x 2.173m (11' 3" x 7' 2")

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

SHOWER ROOM

Three piece suite comprising low level w/c, wash hand basin inset in vanity unit, shower cubicle, obscure double-glazed window to front aspect, part tiled walls, heated towel rail.

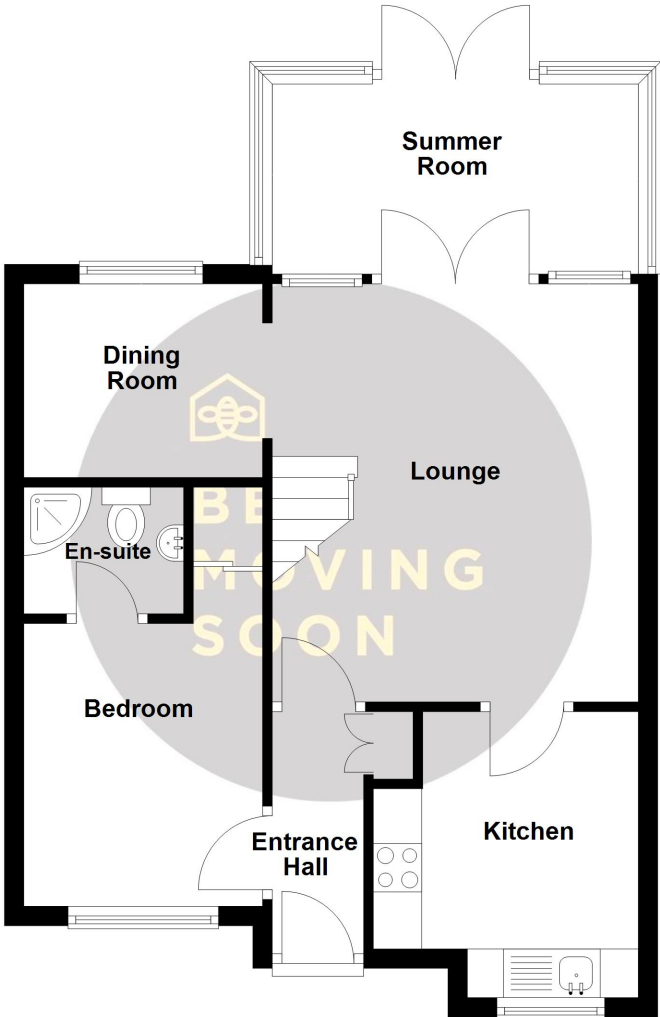
TO THE FRONT OF THE PROPERTY

The property benefits from being positioned set back from the road with mature plants, trees and shrubs, generous driveway provides ample off road parking.

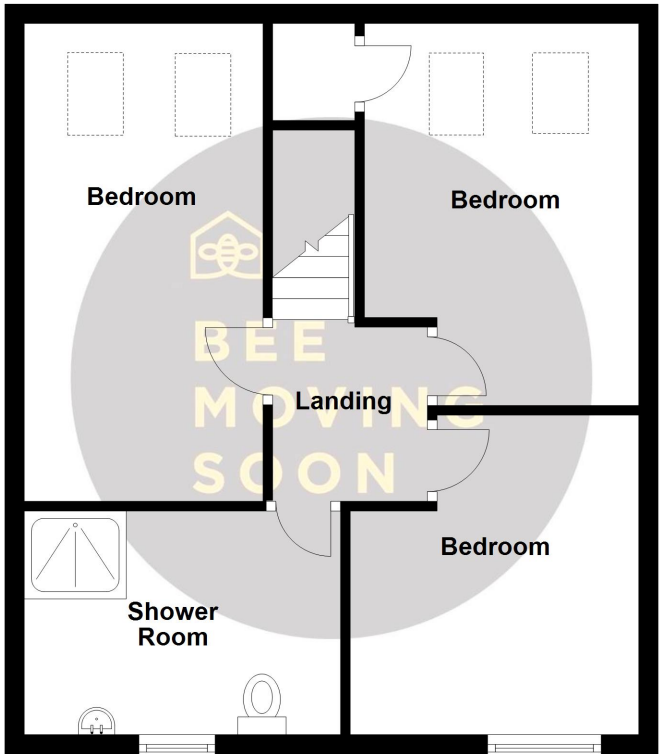
GARDEN

Enclosed by panel fencing with an initial summer terrace seating area to the side, leading to a low maintenance garden with well stocked flower and shrubs borders, rear access gate.

Ground Floor



First Floor





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