



43 Babraham Road

Sawston
CB22 3DQ

Offers In Excess Of

£450,000



BEE MOVING SOON



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(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	

EXTENDED PROVIDING VERSATILE ACCOMMODATION

THREE DOUBLE BEDROOMS

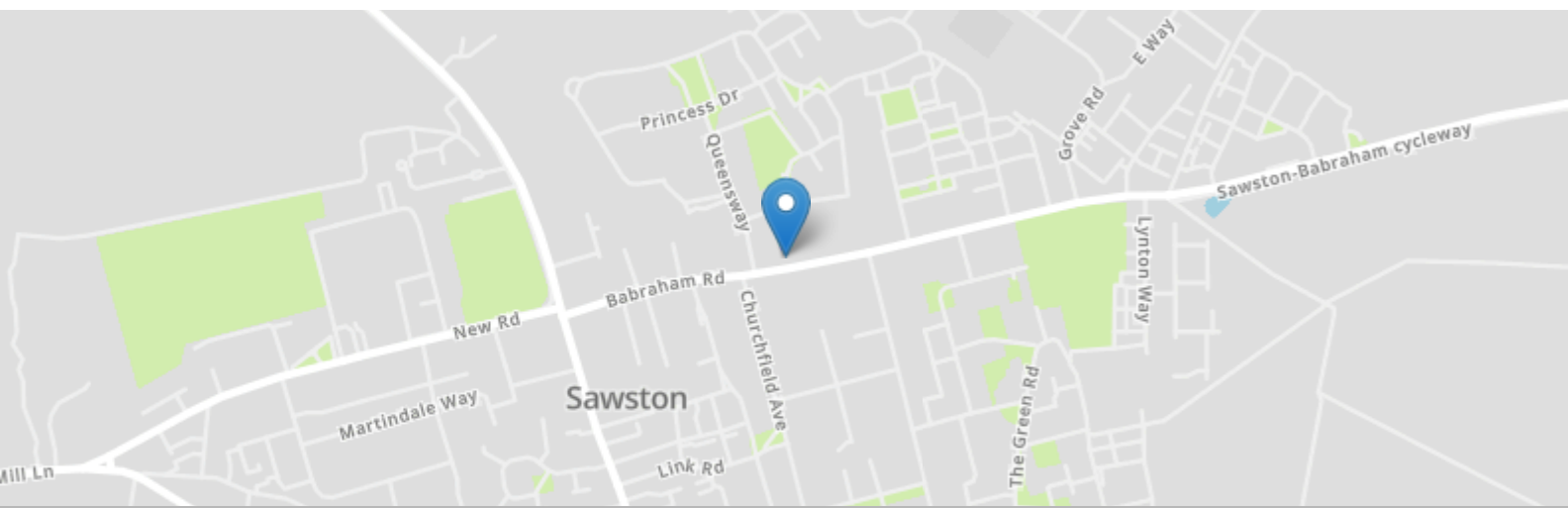
CLOAKROOM

GARAGE & DRIVEWAY

COUNCIL TAX BAND - D

EPC - C / 70

SQ FT - 1372.2



Bee Moving Soon are delighted to be marketing this bright and spacious three bedroom semi detached property, which is located on this highly desirable road on the Northern edge of this thriving village. The property has been tastefully extended and has versatile accommodation approaching 1400 sqft, with your attention drawn directly to the rear of the property with its extended dining / family room which leads onto the welcoming conservatory providing views over the mature and enclosed rear garden.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, lounge, kitchen, dining / family room, conservatory, three double bedrooms and first floor 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 PORCH

Double-glazed entrance door; door to cloakroom, tiled flooring, internal door to entrance hallway.

CLOAKROOM

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

HALLWAY

Feature window to side aspect, stairs rising to first floor; downlights, wooden flooring, radiator.

LOUNGE

4.06m x 4.05m (13' 4" x 13' 3")

A bright main reception room with double-glazed window to front aspect, radiator; internal doors leading to dining / family room, gas fire with wooden mantle surround.

KITCHEN

3.155m x 3.011m (10' 4" x 9' 11")

Benefiting from being adjacent to the dining / family room, with range of wall and base mounted units incorporating single sink drainer with mixer taps, plumbing for washing machine, double-glazed window to rear aspect, door to side, wooden flooring.

DINING ROOM / FAMILY ROOM

5.92m x 2.86m (19' 5" x 9' 5")

Benefiting from being extended and providing access to the conservatory, light floods through via the double-glazed patio doors to rear aspect and via the double-glazed windows to side aspect, radiator.

CONSERVATORY

2.791m x 2.79m (9' 2" x 9' 2")

Of double-glazed and brick construction, double glazed doors to side aspect, wooden flooring.

LANDING

Loft access, airing cupboard with shelving and storage space, double-glazed window to side aspect, wooden flooring, doors leading to.

BEDROOM ONE

5.889m x 3.417m (19' 4" x 11' 3")

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

BEDROOM TWO

3.656m x 3.445m (12' 0" x 11' 4")

A further double bedroom with double-glazed window to front aspect, bank of fitted wardrobes with shelving, hanging and storage space, radiator.

BEDROOM THREE

2.727m x 2.465m (8' 11" x 8' 1")

Double-glazed window to front aspect, over stairs storage cupboard, radiator.

BATHROOM

Three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over, heated towel rail and radiator, part tiled walls, obscure double-glazed windows to side and rear aspects.

TO THE FRONT OF THE PROPERTY

Generous driveway providing access to car port and garage, area laid to lawn with mature plants and shrubs, entrance pathway.

GARDEN

A stunning mature garden which is majority laid to lawn, with a wide variety of mature plants, trees and shrubs, generous summer terrace seating area, side gate.

GARAGE

5.31m x 2.75m (17' 5" x 9' 0")

Up and over door, power and light

BRICK STORE

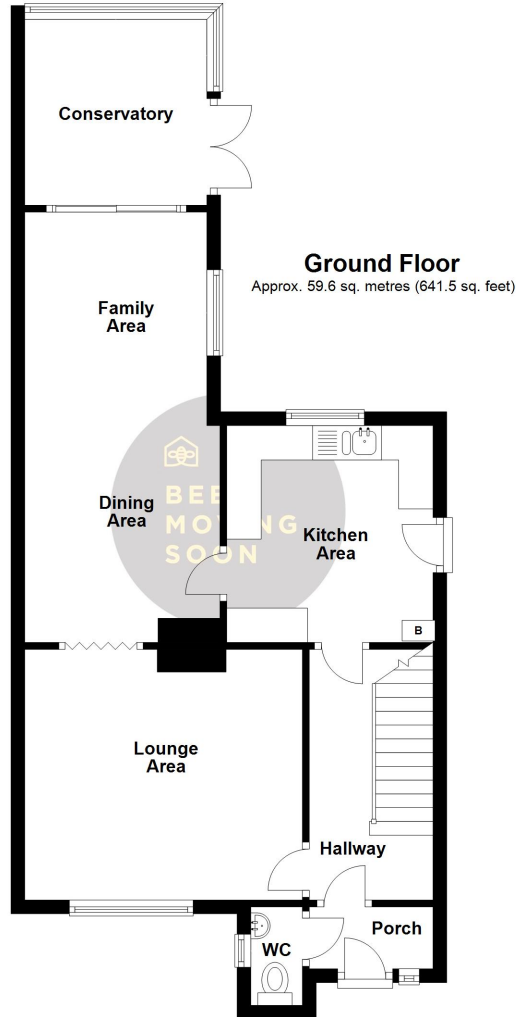
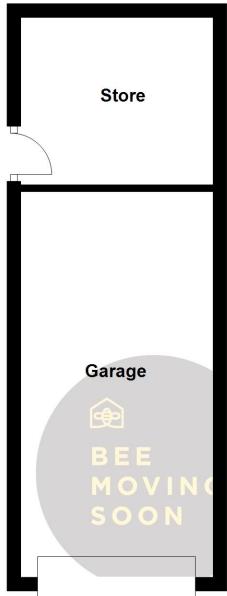
2.74m x 2.42m (9' 0" x 7' 11")

A useful space with power and light.

FLOORPLAN

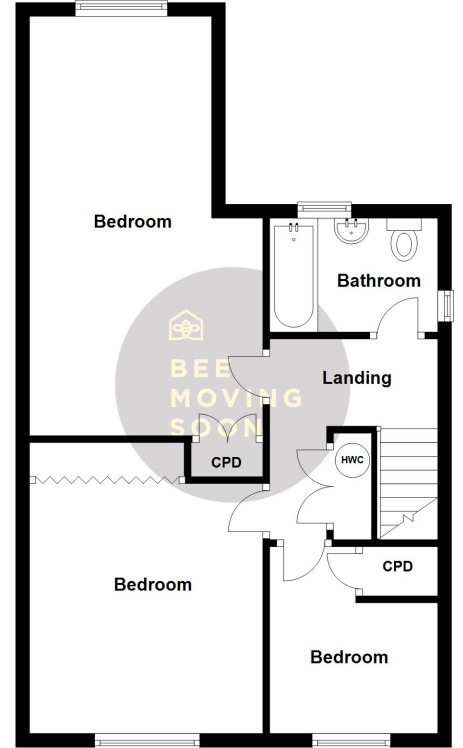
Garage

Approx. 15.7 sq. metres (168.7 sq. feet)



First Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



Total area: approx. 127.5 sq. metres (1372.2 sq. feet)

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





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