



3 Broadmeadow

Sawston
CB22 3EB

£525,000

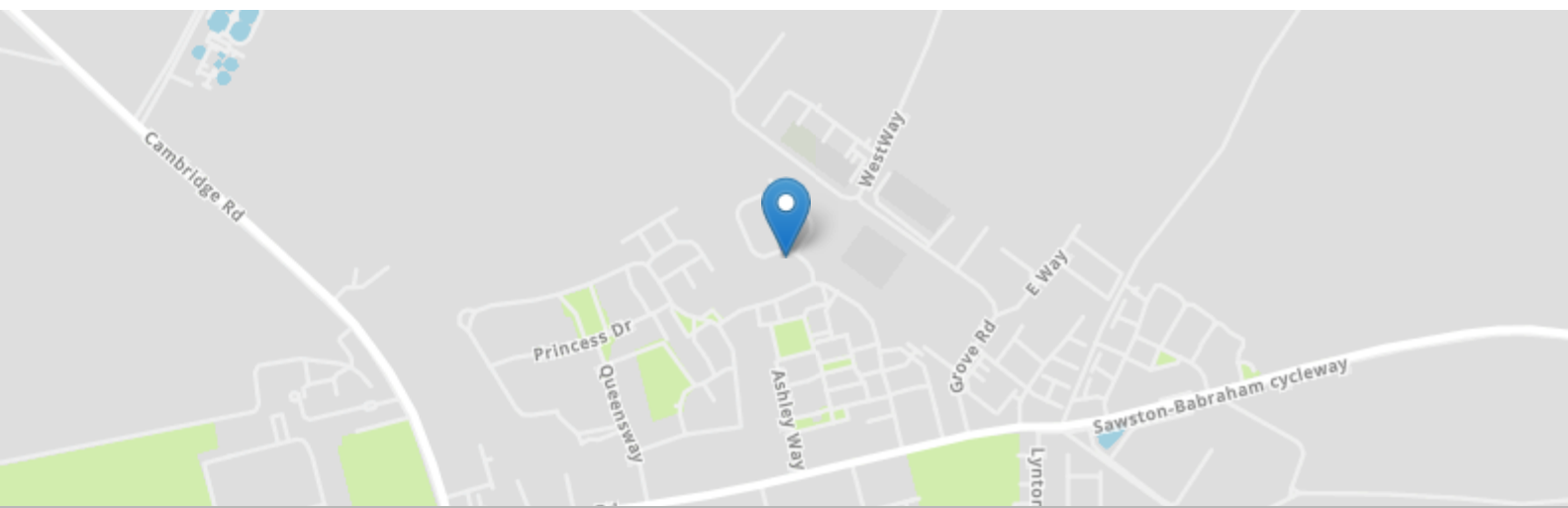


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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
 TWO RECEPTION ROOMS
 CLOAKROOM
 FOUR DOUBLE BEDROOMS
 FULLY FITTED KITCHEN
 CORNER PLOT
 GARAGE & DRIVEWAY
 EPC - D / 57
 COUNCIL TAX BAND - E
 SQ FT - 1054.5



Bee Moving Soon are delighted to bring to the market, this bright, spacious and welcoming, brick built, four bedroom, detached family home, which is offered for sale with the benefit of no onward chain. The property is positioned on the Northern edge of this thriving South Cambridgeshire village and is located in this highly regarded and established cul-de-sac location. Your attention is drawn directly to the welcoming main reception room, which benefits from being of open plan design allow the light to flood through and providing access to the mature rear garden via the double-glazed French doors.

The Property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, dual aspect lounge, dining room, fully fitted kitchen, four first floor bedrooms and family bathroom, garage and driveway.

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; stairs rising to first floor; wooden effect flooring, radiator; doors leading to.

CLOAKROOM

Obscure double-glazed window to front aspect, two piece cloakroom suite comprising low level w/c and wash hand basin, radiator.

LOUNGE

6.319m x 3.553m (20' 9" x 11' 8")

Benefiting from being of dual aspect design, with light flooding through via the double-glazed window to front aspect and the double-glazed French doors leading to the garden, wooden mantle, two radiators.

DINING ROOM

4.86m x 2.43m (15' 11" x 8' 0")

A versatile space which has had many uses over the recent years, including, playroom, home office and currently as a dining room, which benefits from being adjacent to the kitchen, double-glazed window to front aspect, radiator.

KITCHEN

3.38m x 3.36m (11' 1" x 11' 0")

A very well-appointed, fully fitted kitchen with a range of high level and low level fitted units, including glass display units. Integral appliances including fridge, freezer, dishwasher, washing machine, Range master cooker with extractor hood, microwave, single sink drainer with mixer taps. Double-glazed window to rear aspect and double-glazed door to side, under stairs storage cupboard, downlights, part tiled walls, tiled flooring.

LANDING

Loft access, airing cupboard, doors leading to.

MASTER BEDROOM

3.62m x 2.83m (11' 11" x 9' 3")

Benefiting from a bank of fitted wardrobes with shelving, hanging and storage space, double-glazed window to front aspect, range of bespoke bedroom furniture, radiator.

GUEST BEDROOM

3.63m x 2.499m (11' 11" x 8' 2")

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

BEDROOM THREE

2.65m x 2.53m (8' 8" x 8' 4")

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

BEDROOM FOUR

2.668m x 2.46m (8' 9" x 8' 1")

A good size fourth bedroom with double-glazed window to rear aspect, radiator.

BATHROOM

Three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over; obscure double-glazed window to rear aspect, fully tiled walls, radiator.

TO THE FRONT OF THE PROPERTY

Area of block paving providing additional parking space, block paved driveway, providing access to garage, side access gate.

GARDEN

One of the things the owners will miss most about the property, is the established rear garden, which they have spent many an evening, entertaining family and neighbours. Benefits from side access, majority laid to lawn with a wide selection of mature plants and shrubs, enclosed by brick surround, convenience door to garage / workshop, garden mood lighting.

GARAGE / WORKSHOP

5.95m x 4.56m Max (19' 6" x 15' 0" Max)

A spacious garage with workshop space to rear; up and over door, power and light, convenience door to garden.

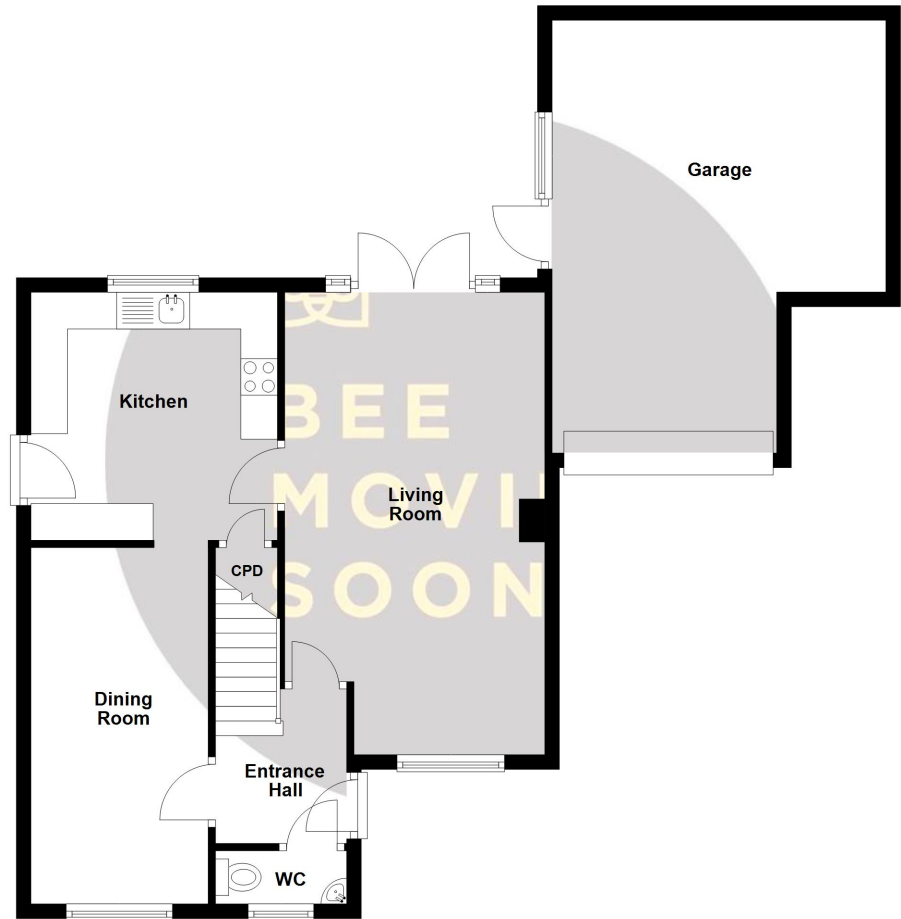
AGENTS NOTES

The vendor has informed us that the fire in the lounge has been disconnected.

FLOORPLAN

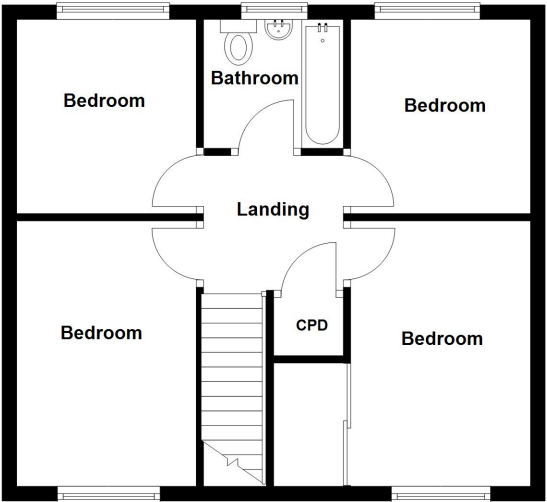
Ground Floor

Approx. 53.3 sq. metres (573.2 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



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





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