



43 Granta Road

Sawston
CB22 3HT


Offers in Excess of
£375,000



BEE MOVING SOON



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

OPEN PLAN KITCHEN / DINING
ROOM

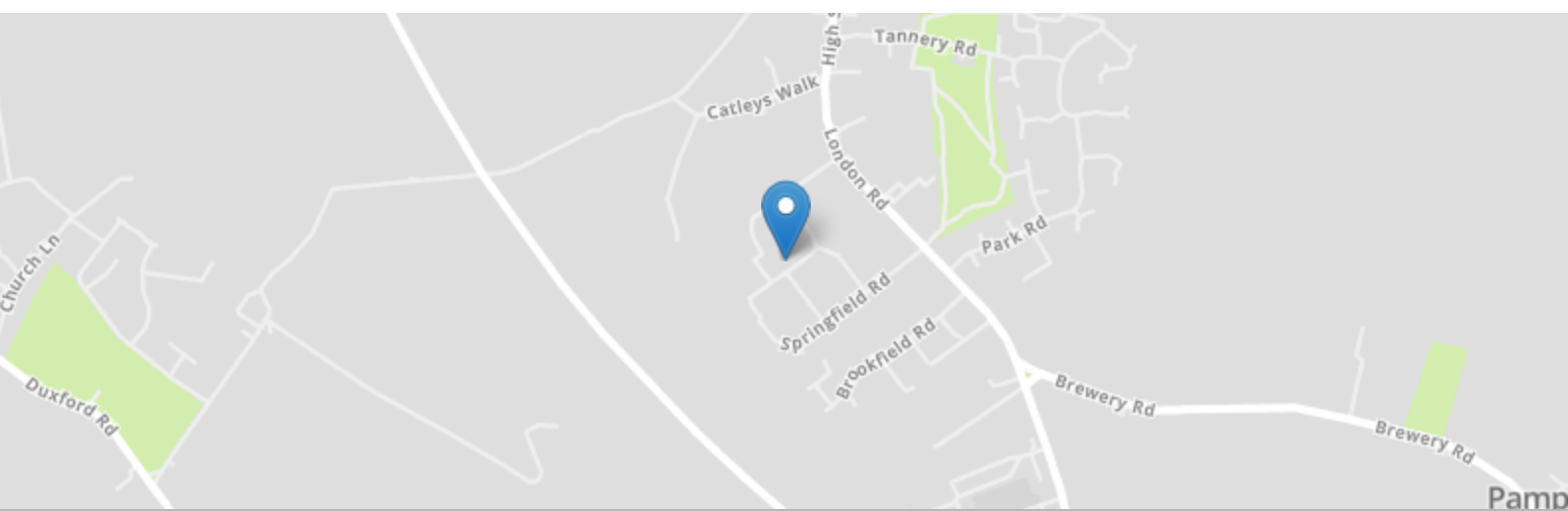
GARAGE & DRIVEWAY

COUNCIL TAX BAND - D

EPC D / 55

79 SQM

SOUTH FACING GARDEN



Positioned on the Southern edge, of this highly requested and thriving village, is this bright and spacious, three bedroom semi-detached, family home, which benefits from versatile accommodation, tastefully arranged over two floors. Your attention is drawn directly to the welcoming kitchen / dining space, which benefits from being of open plan design, with light flooding through the double-glazed window and patio doors to rear aspect.

The property is of traditional brick construction and accommodation comprises entrance hall, lounge, kitchen / dining room, three first floor bedrooms, bathroom, garage and parking.

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 to side aspect, stairs leading to first floor accommodation, doors leading to.

LOUNGE

4.87m x 3.47m (16' 0" x 11' 5")

A welcoming main reception room with double-glazed window to front aspect, feature fireplace with mantle surround, radiator.

KITCHEN / DINING ROOM

4.9m x 4.03m (16' 1" x 13' 3")

As soon as you enter this room you can tell this is the hub of this much loved family home, benefiting from being of open plan design and light flooding through via double-glazed patio doors and window to rear aspect, range of high level and low level fitted units with inset single sink drainer, integral appliances include oven, hob, extractor, fridge, dishwasher, plumbing for washing machine, radiator.

LANDING

Loft access, radiator, doors to

BEDROOM ONE

4.53m x 2.91m (14' 10" x 9' 7")

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

BEDROOM TWO

2.75m x 2.42m (9' 0" x 7' 11")

A good sized second bedroom with double-glazed window to rear aspect, radiator.

BEDROOM THREE

2.43m x 2.01m (8' 0" x 6' 7")

Double-glazed window to rear aspect, radiator.

BATHROOM

Three piece white bathroom suite comprising low level w/c, wash hand basin, bath with shower taps over, part tiled walls, obscure double-glazed window to side aspect, heated towel rail.

TO THE FRONT OF THE PROPERTY

Area laid to lawn, generous driveway providing access to garage and ample parking.

GARAGE

Up and over door, power and light, convience door to garden.

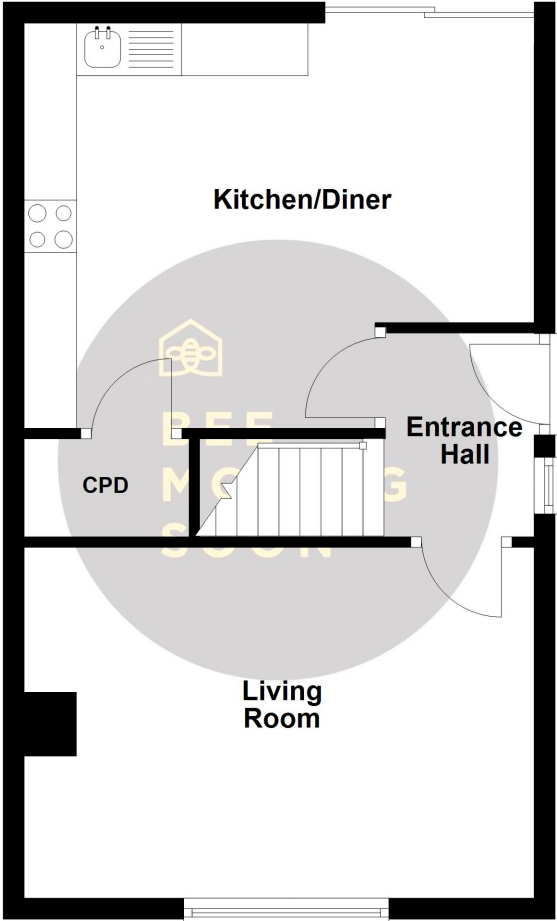
GARDEN

Initial generous patio paved seating area, which leads onto an area of laid to lawn with flowers and shrubs set to edges, further raised wooden decked terrace area. garden enclosed by panel fencing.

FLOORPLAN

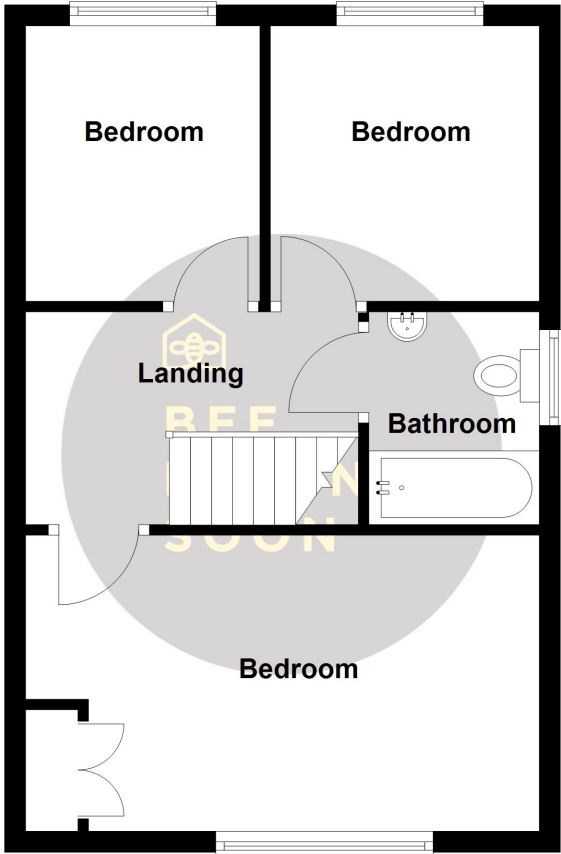
Ground Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



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





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