



24 Churchfield Avenue

Sawston
CB22 3LA

Offers in Excess of
£425,000



BEE MOVING SOON



EXTENDED PROVIDING VERSATILE
ACCOMMODATION

OPEN PLAN LIVING

CLOAKROOM

STUDY

GARDEN IN EXCESS OF 45FT

EPC - TBC

SQ FT - 1078

COUNCIL TAX BAND - C



Bee Moving Soon are delighted to offer for sale, this well presented, three bedroom family home, which has been modernised with love, care and attention to detail by its current owners, to provide a spacious and practical family home, which is tastefully arranged over two floors with accommodation approaching 1100 sq ft. Your attention is drawn directly to the rear of the property with its open plan Kitchen / dining / family space which provides views and access to the enclosed rear garden.

The property is of traditional brick construction and accommodation comprises entrance hallway, lounge area, kitchen, dining / family space, study, cloakroom, three first floor bedrooms and family 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 HALLWAY

Double-glazed entrance door; double-glazed window to side aspect, stairs rising to first floor with storage under; karndean wooden flooring, radiator; door to.

CLOAKROOM

Obscure double-glazed window to side aspect, two piece cloakroom suite, low level w/c, wash hand basin inset in vanity unit, Karndean wooden flooring.

LOUNGE AREA

3.713m x 3.274m (12' 2" x 10' 9")

Of open plan design with double-glazed window to front aspect, radiator, downlights, Karndean wooden flooring flooring flowing through to kitchen.

KITCHEN

3.7m x 3.68m (12' 2" x 12' 1")

A modern and very well presented kitchen which is of open plan design leading to all aspects of the ground floor with Karndean wooden flooring flowing through, central island with inset butlers sink with taps , further storage space. Range of high level and low level fitted units with integral appliances including double oven, hob, extractor hood, fridge, freezer, dishwasher; downlights, radiator, door to study and utility cupboard.

DINING / FAMILY ROOM

5.76m x 2.695m (18' 11" x 8' 10")

A versatile space with light flooding through via the double-glazed French doors and further double-glazed window to rear aspect, Karndean wooden flooring, radiator.

STUDY

2.61m x 2.11m (8' 7" x 6' 11")

Double-glazed window to side aspect, Karndean wooden flooring, utility cupboard housing plumbing for washing machine, radiator.

LANDING

Loft access, doors leading to.

BEDROOM ONE

3.73m x 3.71m (12' 3" x 12' 2")

A generous master bedroom with double-glazed window to rear aspect, downlights, radiator.

BEDROOM TWO

3.36m x 3.13m (11' 0" x 10' 3")

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

BEDROOM THREE

2.73m x 2.36m (8' 11" x 7' 9")

A good sized third bedroom with double-glazed window to front aspect, over stairs storage cupboard with shelving and hanging space, radiator.

BATHROOM

Modern white three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over, downlights, tiled walls, heated towel rail, wooden flooring.

TO THE FRONT OF THE PROPERTY

Gravel frontage providing off road parking with electric smart car charging point with solar diverter; timber framed cycle store, side access gate.

GARDEN

A generous rear garden with an initial patio paved seating area with a timber framed canopy, leads to a garden which is divided into two main sections, firstly an area which is laid to lawn, with mature plants and shrubs, to the rear of this section is a timber framed workshop / office with wood store, side pathway leads to an enclosed area with a well stocked allotment and further timber framed storage area and greenhouse.

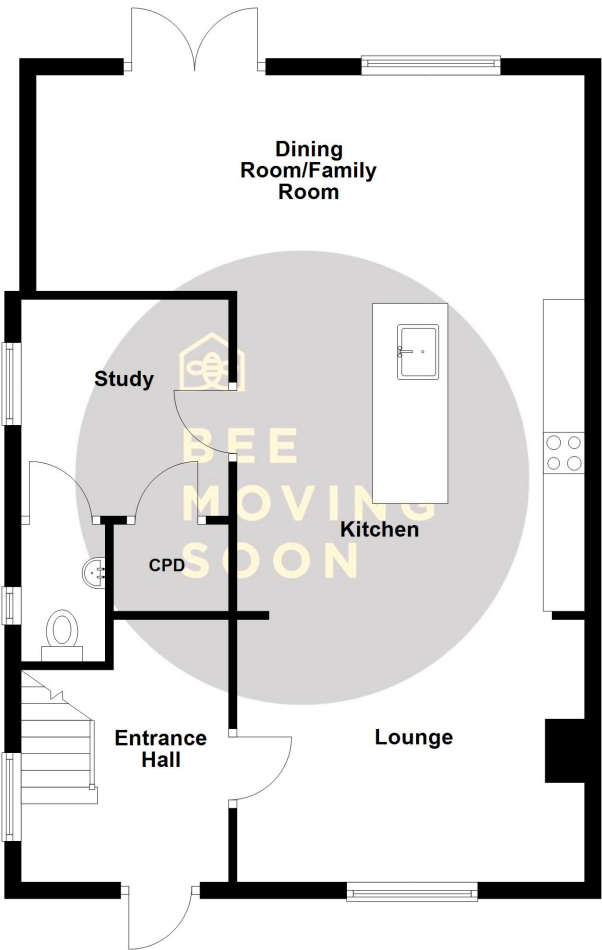
AGENTS NOTES

The property benefits from solar panels to the front and rear of the property, the current owners have informed us these are owned outright and feed directly into the grid, last years return was in excess of £300. We would recommend details regarding the solar panels are confirmed via solicitors prior to exchange of contracts.

FLOORPLAN

Ground Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 100.2 sq. metres (1078.6 sq. feet)

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





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