



## 13 Elder Close

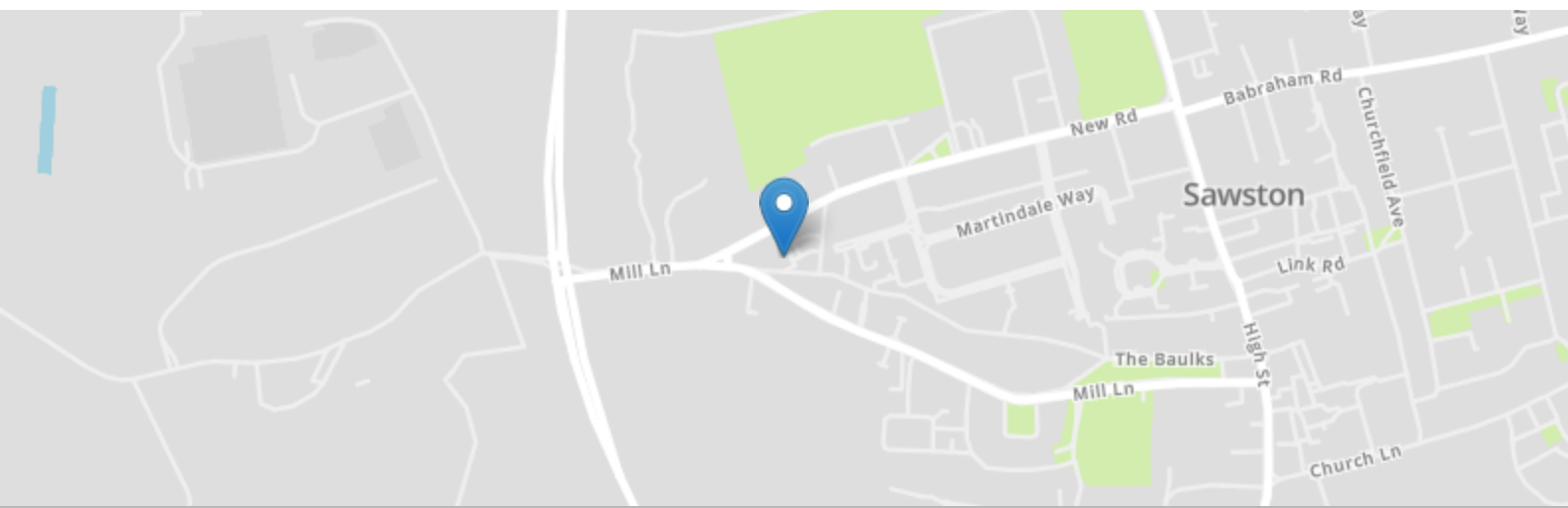
Sawston  
CB22 3BB

Offers in Excess of  
**£425,000**





**FOUR BEDROOMS**  
**THREE RECEPTION AREAS**  
**RE-FITTED BATHROOM**  
**CAR PORT & PARKING**  
**MATURE GARDEN**  
**COUNCIL TAX BAND - D**  
**EPC - TBC**  
**SQ FT - 1190.5**





Situated in a private cul-de-sac on the Northern edge of this most highly regarded and sought after village, is this four bedroom property which has been extended to provide spacious and versatile living accommodation. Your attention is drawn directly to the open plan lounge / dining area which leads onto the summer room, providing views over the mature and well-stocked garden.

The property is of traditional brick construction and accommodation comprises entrance porch, cloakroom, hallway, dining room, lounge, summer room, kitchen, four first floor bedrooms, re-fitted 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 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; storage cupboard housing wall mounted boiler; doors to.

#### CLOAKROOM

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

#### INNER HALLWAY

Stairs rising to first floor; doors leading to.

#### DINING ROOM

4.42m x 3.06m (14' 6" x 10' 0")

Benefiting from being of open plan design with wooden effect flooring flowing into lounge area, radiator.

#### LOUNGE

4.398m x 3.046m (14' 5" x 10' 0")

Leading onto the summer room, double-glazed windows and door leading to summer room, radiator.

#### SUMMER ROOM

4.1m x 1.95m (13' 5" x 6' 5")

Of double-glazed and brick construction with French doors leading to garden, wooden flooring.

#### KITCHEN

3.68m x 2.59m (12' 1" x 8' 6")

Double-glazed windows to front and side aspects, range of wall and base mounted units with integral appliances including oven, hob and extractor; single sink drainer with mixer taps, plumbing for washing machine, part tiled walls.

#### LANDING

Two loft access, storage cupboard with shelving, radiator; doors leading to.

#### BEDROOM ONE

3.49m x 2.76m (11' 5" x 9' 1")

Double-glazed window to front aspect, single wardrobe space with shelving and storage space, radiator.

#### BEDROOM TWO

3.08m x 2.32m (10' 1" x 7' 7")

Double-glazed window to rear aspect, radiator.

#### BEDROOM THREE

3.09m x 2.26m (10' 2" x 7' 5")

Double-glazed window to rear aspect, radiator.

#### BEDROOM FOUR

3.114m x 2.118m (10' 3" x 6' 11")

Double-glazed window to rear aspect, radiator.

#### BATHROOM

A modern and well-appointed, re-fitted three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over; underfloor heating, downlights, heated towel rail, tiled walls and flooring.

#### TO THE FRONT OF THE PROPERTY

Area of hardstanding providing off road parking and access to car port, entrance pathway, mature plants and shrubs.

#### GARDEN

A well maintained and carefully thought out, mature South west facing rear garden with an initial raised summer decked seating area, which leads to an area which is majority laid to lawn with a number of raised vegetable and plant boxes. Wide variety of mature plants and shrubs set to edges, side access gate, timber framed storage sheds.



# FLOORPLAN

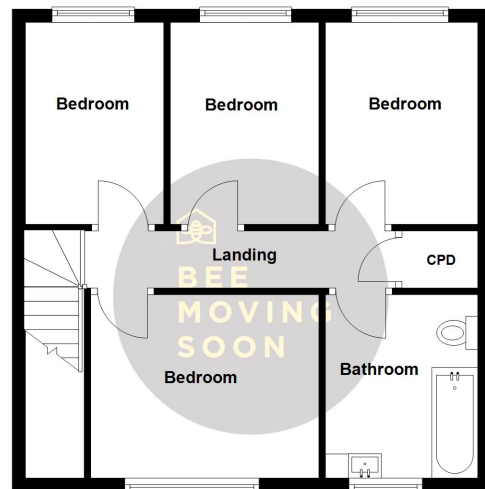
## Ground Floor

Approx. 62.9 sq. metres (677.2 sq. feet)



## First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 110.6 sq. metres (1190.5 sq. feet)

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







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