



44 Broadmeadow

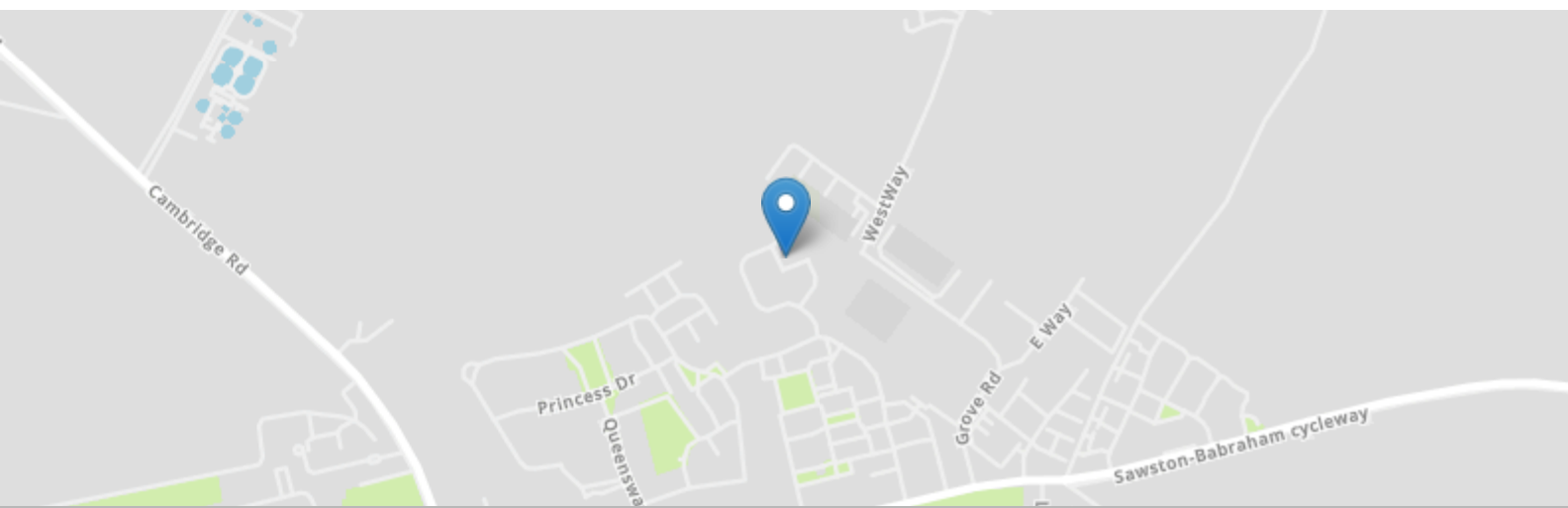
Sawston
CB22 3EB

Offers in Excess of
£425,000



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

THREE / FOUR BEDROOMS
OPEN PLAN LIVING
SUMMER ROOM
CLOAKROOM & UTILITY
NO ONWARD CHAIN
EPC - C / 69
SQ FT - 1210.9
COUNCIL TAX BAND - D



Positioned in this quiet cul-de-sac location on the Northern edge of this thriving village, is this bright, welcoming and extended three / four bedroom semi-detached property, which comprises of versatile accommodation in excess of 1200 sq ft, tastefully arranged over two floors. The property furthermore benefits from being sold with no-onward chain. Your attention is drawn directly to the rear of the property with its open plan Kitchen / dining and summer room, which you can tell straight away is the hub of this much loved family home. Viewing is a must to appreciate the versatility and space of this semi-detached home.

The property is of traditional brick construction and accommodation comprises entrance porch, entrance hallway, lounge, dining space, summer room, kitchen, utility room, family room / bedroom four; landing, three first floor bedrooms and 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; internal entrance door leading to hallway.

HALLWAY

Stairs rising to first floor accommodation, radiator; doors leading to.

LOUNGE

4.257m x 4.189m (14' 0" x 13' 9")

A welcoming main reception room with light flowing through via the double-glazed window to front aspect, radiator; open plan design to.

DINING SPACE

2.64m x 2.175m (8' 8" x 7' 2")

A versatile space which benefits from being of open plan design leading to the Summer Room and Kitchen, making this an ideal entertaining area with its breakfast bar leading to kitchen, downlights, radiator.

SUMMER ROOM

2.893m x 2.44m (9' 6" x 8' 0")

Of double-glazed and brick construction, French doors providing views and access over the enclosed garden, downlights.

KITCHEN

5.71m x 2.89m > 2.73m (18' 9" x 9' 6" > 7' 2")

A well-presented and extended kitchen with double-glazed windows to rear and side aspects, range of bespoke high level and low level fitted units, incorporating breakfast bar area, fitted appliances including single sink drainer with mixer taps, double oven, microwave, gas hob and extractor; plumbing for dishwasher; downlights, tiled walls, under stairs storage cupboard, radiator.

UTILITY ROOM

3.338m x 2.49m (10' 11" x 8' 2")

Benefiting from being adjacent to kitchen, double-glazed window to rear aspect, double-glazed door leading to garden, base units with inset single sink drainer; plumbing for washing machine, wall mounted boiler; downlights, tiled flooring, radiator; door to cloakroom.

CLOAKROOM

Two piece cloakroom suite comprising low level w/c and wash hand basin inset in bespoke bathroom furniture, downlights, tiled flooring, radiator.

BEDROOM FOUR / FAMILY ROOM

4.915m x 2.26m (16' 2" x 7' 5")

A versatile space which has had many uses over the recent years, including, home office, play room, additional bedroom. Benefiting from being located next to the cloakroom this room could ideally be used as a guest bedroom, double-glazed window to front aspect, downlights, radiator.

LANDING

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

BEDROOM ONE

3.142m x 2.913m (10' 4" x 9' 7")

Double-glazed window to rear aspect, quadruple fitted wardrobes with shelving, hanging and storage space, radiator.

BEDROOM TWO

3.43m x 2.47m (11' 3" x 8' 1")

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

BEDROOM THREE

2.655m x 2.54m (8' 9" x 8' 4")

A good sized third bedroom with double-glazed window to front aspect, wooden flooring, radiator.

BATHROOM

Well-appointed three piece bathroom suite, inset in bathroom furniture, suite comprising low level w/c, wash hand basin, bath with shower over; downlights, obscure double-glazed window to rear aspect, heated towel rail, tiled flooring.

GARDEN

Enclosed by panel fencing, majority laid to lawn with mature plants and shrubs, wooden decked summer terrace area, timber framed summer house / storage.

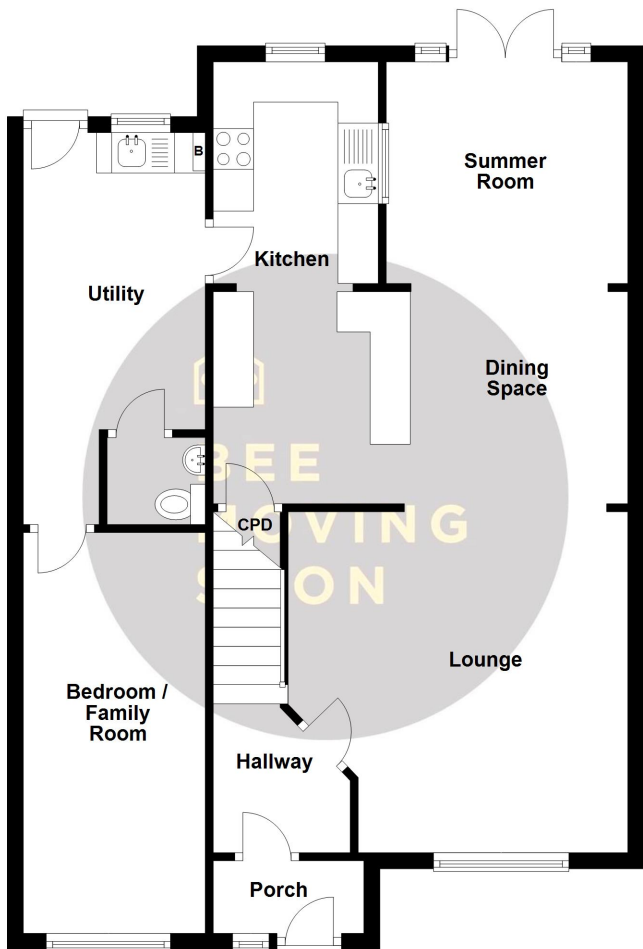
PARKING

The property benefits from a generous driveway to the front of the property providing parking.

FLOORPLAN

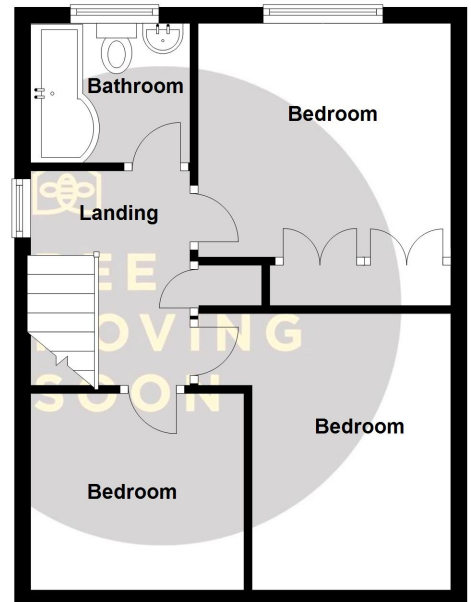
Ground Floor

Approx. 63.6 sq. metres (684.3 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 100.5 sq. metres (1082.1 sq. feet)

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





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