



63 Wakelin Avenue

Sawston
CB22 3DS

Guide Price
£385,000



BEE MOVING SOON



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

EXTENDED

NO ONWARD CHAIN

WELL-PRESENTED

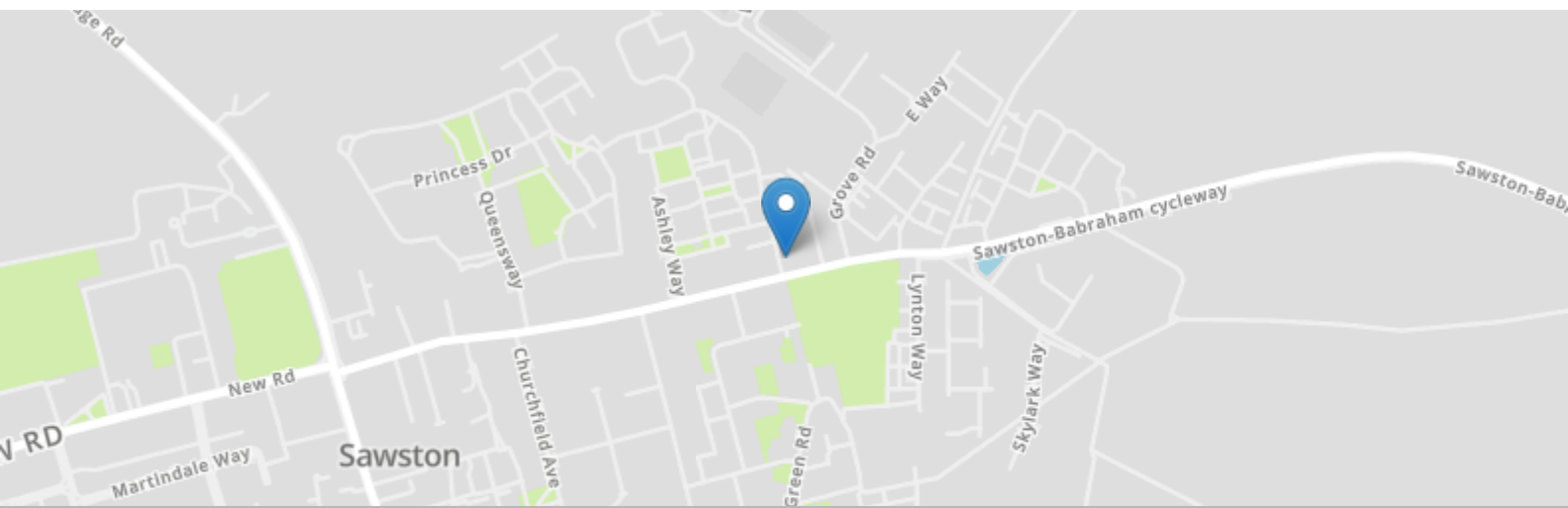
TWO RECEPTION ROOMS

GARAGE & DRIVEWAY

COUNCIL TAX BAND - D

EPC - C / 71

SQ FT - 1060



A very well-presented, three bedroom semi-detached family home, which is located on the Northern edge, of the thriving and vibrant village of Sawston, which is South of the City of Cambridge. The property benefits from being offered for sale with no-onward chain and further benefits from having been extended to the rear, to provide a dining room with double-glazed French doors allowing the light to flood through and access to the enclosed rear garden. The kitchen also benefits from having been extended and incorporating a modern fitted kitchen.

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

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 HALLWAY

Double-glazed entrance door and window to side aspect, stairs rising to first floor accommodation, twin storage cupboard, radiator, wooden effect flooring, doors leading to.

LOUNGE

4.857m x 3.481m (15' 11" x 11' 5")

A welcoming main reception room with light flooding through via the double-glazed window to front aspect, feature fireplace with wooden mantle surround and inset electric fire, period storage to side, two radiators, wooden effect flooring.

DINING ROOM

3.73m x 3.05m (12' 3" x 10' 0")

Double-glazed French doors providing access to garden, radiator, wooden effect flooring.

KITCHEN

4.048m x 2.86m (13' 3" x 9' 5")

Benefiting from having been extended with double-glazed door leading to garden. Range of high level and low level fitted units with inset Newhome eight gas burner and ovens, single sink drainer with mixer taps, plumbing for washing machine, plumbing for dishwasher, pantry cupboard, part tiled walls, tiled flooring, radiator.

LANDING

Loft access, doors leading to.

BEDROOM ONE

4.87m x 2.889m (16' 0" x 9' 6")

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

BEDROOM TWO

2.76m x 2.4m (9' 1" x 7' 10")

Double-glazed window to rear aspect, radiator.

BEDROOM THREE

2.4m x 2.02m (7' 10" x 6' 8")

Double-glazed window to rear aspect, radiator.

BATHROOM

Inset in a range of bathroom furniture, modern bathroom suite comprising low level W/C, wash hand basin, bath with shower over, heated towel rail, part tiled walls, tiled flooring, obscure double-glazed window to side aspect.

TO THE FRONT OF THE PROPERTY

Area laid to lawn with mature shrubs, driveway providing off road parking and access to garage.

GARAGE

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

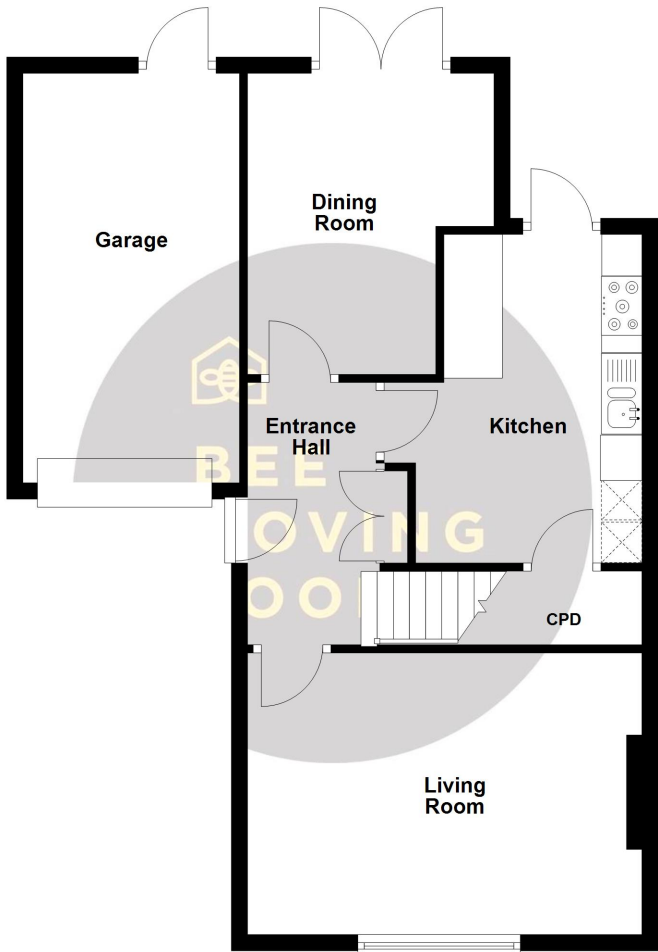
GARDEN

Enclosed by panel fencing, generous patio paved area leads from the rear of the house, laid to lawn, mature shrubs, timber framed storage shed.

FLOORPLAN

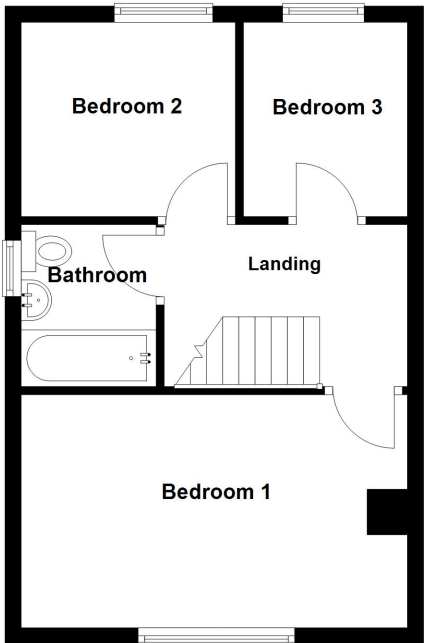
Ground Floor

Approx. 62.1 sq. metres (669.0 sq. feet)



First Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



Total area: approx. 98.5 sq. metres (1060.0 sq. feet)

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





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