



## 115 Babraham Road

Sawston  
CB22 3FP

£440,000

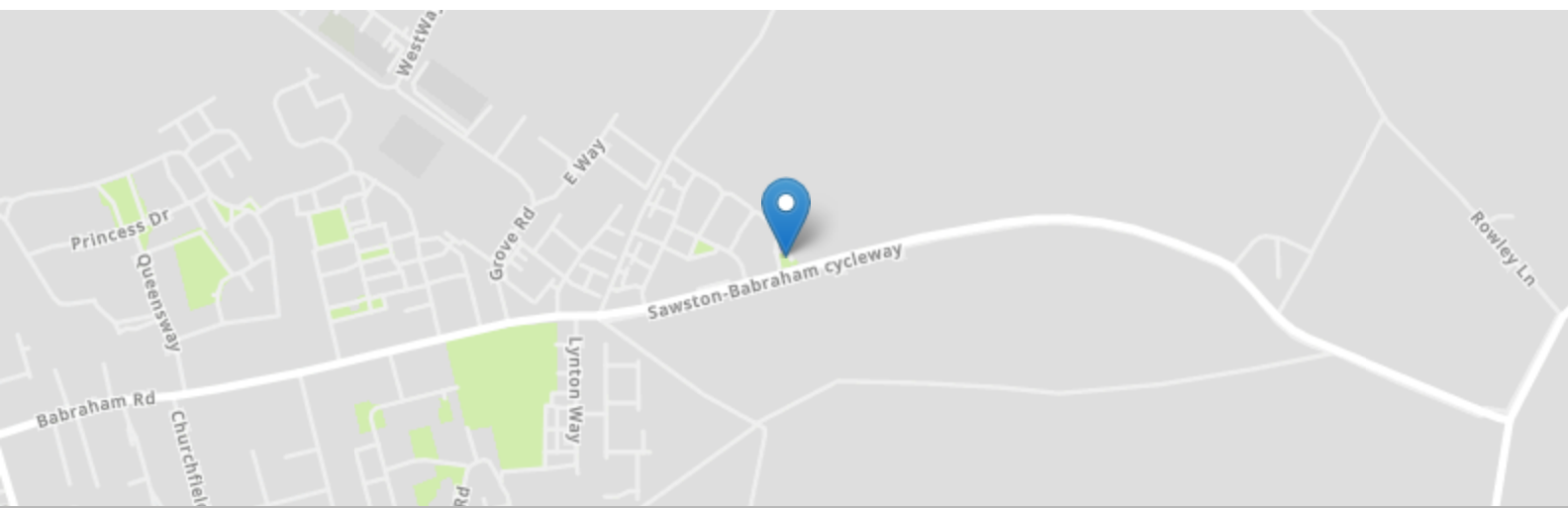


**BEE MOVING SOON**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	86	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**MODERN SEMI-DETACHED**  
**WELL PRESENTED THROUGHOUT**  
**FULLY FITTED KITCHEN**  
**OPEN PLAN LIVING**  
**HOME OFFICE / WORKSHOP**  
**CLOAKROOM**  
**EPC 86 / B**  
**COUNCIL TAX BAND - D**



Bee Moving Soon are delighted to offer for sale this truly stunning three bedroom semi-detached property, which was built by the highly regarded and award winning builder Hill Residential in 2021. The current owners have added their own personal touches to this stunning home, to make this a modern family home with light, bright and spacious accommodation. Your attention is drawn to its welcoming and modern open plan living area with light flooding through via the double-glazed French doors and window to rear aspect, providing views over the enclosed rear garden.

The property is of traditional brick construction and accommodation comprises of entrance hall, fully fitted kitchen, dining and living space, cloakroom, master bedroom with En-suite, generous guest bedroom, family bathroom, bedroom three, parking to the front and side of the property, enclosed rear garden with summer house / workshop.

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, stairs rising to first floor accommodation, radiator, door to.

#### CLOAKROOM

A modern and well-appointed two piece cloakroom suite inset in bathroom furniture, suite comprising low level w/c and wash hand basin, downlights, obscure double-glazed window to front aspect, radiator.

#### KITCHEN

3.165m x 2.74m (10' 5" x 9' 0")

Benefitting from being of open plan leading to living space, fully fitted well-appointed kitchen with a range of high level and low level gloss units, incorporating fitted appliances including oven, hob with extractor, fridge / freezer, dishwasher, washing machine, single sink drainer with mixer taps, central breakfast bar / entertaining space with storage under, downlights, flooring flowing through into living space, double-glazed window to front aspect.

#### LIVING SPACE

5.927m x 5.03m (19' 5" x 16' 6")

A stunning main open plan living space with light flooding through via the double-glazed French doors and double-glazed window to rear aspect, radiator, generous under stairs storage cupboard, flooring flowing through into the Kitchen.

#### LANDING

Benefitting from two generous storage cupboards, loft access, doors leading to.

#### MASTER BEDROOM

3.155m x 2.881m (10' 4" x 9' 5")

Benefitting from En-suite facilities, double-glazed window to front aspect, double wardrobe with shelving, hanging and storage space, radiator, door to En-suite.

#### EN-SUITE SHOWER ROOM

A well-appointed modern three piece show suite inset in bathroom furniture, suite comprising low level w/c, wash hand basin, shower cubicle, downlights, heated towel rail, part tiled walls, tiled flooring.

#### GUEST BEDROOM

3.794m x 2.656m (12' 5" x 8' 9")

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

#### FAMILY BATHROOM

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

#### BEDROOM THREE

2.538m x 2.276m (8' 4" x 7' 6")

Double-glazed window to rear aspect, radiator.

#### TO THE FRONT OF THE PROPERTY

Block paved driveway providing off road parking, side gate leading to the rear.

#### GARDEN

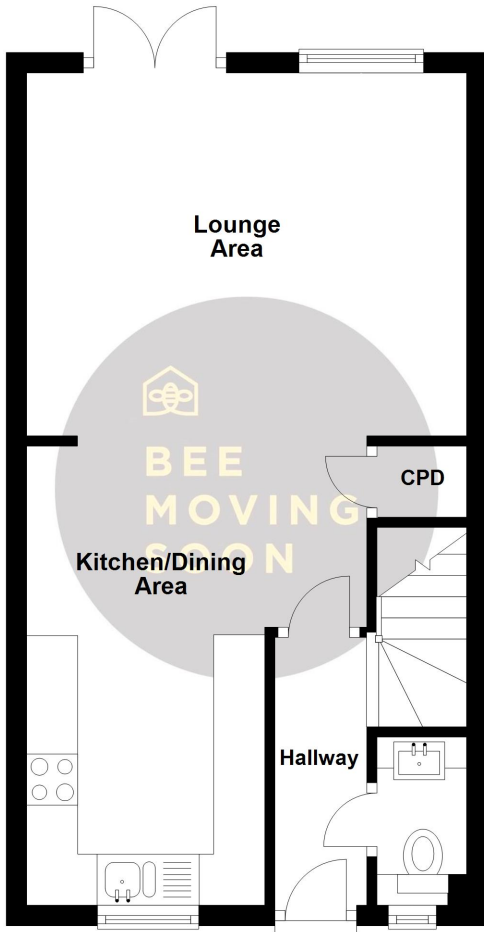
The property benefits from an enclosed rear garden with the majority laid to lawn with a summer terrace seating area, to the side of the garden is a further area of block paving, which the current owners utilise as a summer entertaining area with seating and space for hot tub, side gate leading to the front.

#### HOME OFFICE / WORKSHOP

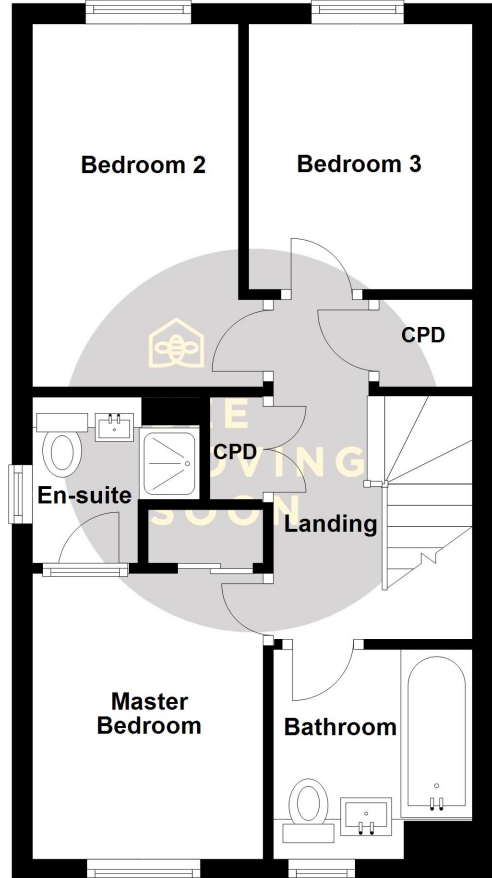
4.5m x 2.2m (14' 9" x 7' 3")

A versatile area which would make an ideal home office with power and light, the current owners use this space as a workshop.

### Ground Floor



### First Floor



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





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