



## 3 Park Road

Sawston  
CB22 3TA

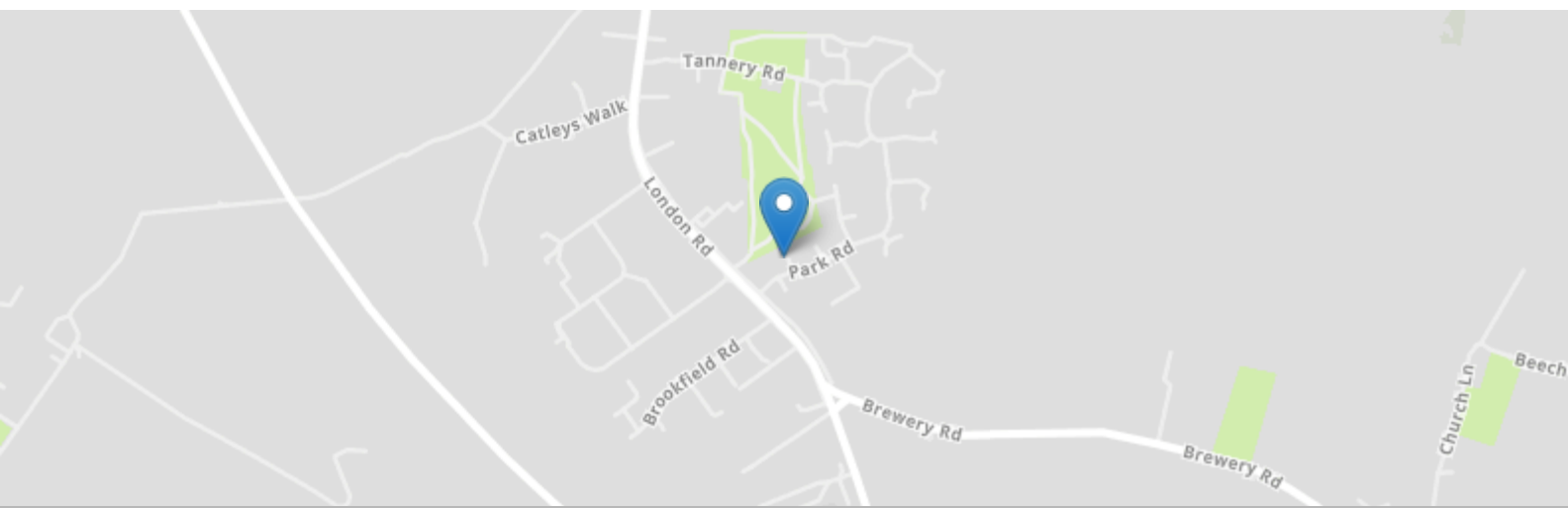
Offers in Region of  
**£600,000**



**BEE MOVING SOON**



**EXTENDED  
CLOAKROOM  
THREE RECEPTION AREAS  
MASTER BEDROOM EN-SUITE  
CUL-DEC-SAC LOCATION  
COUNCIL TAX BAND - E  
SQ FT - TBC  
EPC - TBC**



Positioned in a private and secluded cul-de-sac location, on the edge of this thriving South Cambridgeshire village, is this spacious, bright and welcoming, four bedroom detached family home, with your attention drawn directly to the Lounge area, which benefits from being in excess of 20ft and of dual aspect, allowing the light to flood through, via the bay window to front aspect and French doors leading to the garden.

The property is of traditional brick construction and accommodation comprises entrance hall, cloakroom, lounge, dining room, summer room, kitchen, utility, master bedroom En-suite, three further bedrooms, family bathroom, garage and gardens.

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 bay window to front aspect, stairs rising to first floor; radiator; wooden flooring, doors leading to.

### CLOAKROOM

Two piece cloakroom suite comprising low level w/c and wash hand basin, obscure double-glazed window to side aspect, wooden flooring, radiator.

### LOUNGE

6.36m x 3.3m (20' 10" x 10' 10")

A welcoming main reception room which benefits from being of dual aspect, allowing the light to flood in via the double-glazed bay window to front aspect and double-glazed French doors to rear aspect, wooden flooring, two radiators.

### DINING ROOM

3.22m x 2.86m (10' 7" x 9' 5")

Double-glazed window to rear aspect, wooden flooring, radiator.

### SUMMER ROOM

2.84m x 2.84m (9' 4" x 9' 4")

Providing panoramic views over the enclosed rear garden, double-glazed window to rear aspect and double-glazed French doors leading to garden, radiator.

### KITCHEN

3.22m x 2.69m (10' 7" x 8' 10")

Leading into summer room, range of wall and base units with inset single sink drainer with mixer taps, double oven, hob and extractor; part tiled walls, radiator.

### UTILITY

2.4m x 2.2m (7' 10" x 7' 3")

Double-glazed window to rear aspect, plumbing for washing machine, single sink drainer with taps, radiator.

### LANDING

Double-glazed window to front aspect, loft access, airing cupboard with storage space, doors leading to.

### BEDROOM ONE

3.57m x 3.2m (11' 9" x 10' 6")

Benefiting from En-suite facilities and bank of wardrobes with shelving, hanging and storage space, double-glazed window to rear aspect, wooden flooring, radiator; door to En-suite.

### EN-SUITE

Obscure double-glazed window to rear aspect, three piece shower suite comprising low level w/c, wash hand basin inset in vanity unit, shower cubicle, downlights, tiled walls, wooden flooring, heated towel rail.

### BEDROOM TWO

3.119m x 2.731m (10' 3" x 9' 0")

Further double bedroom with double-glazed window to rear aspect, wooden flooring, radiator.

### BEDROOM THREE

3.39m x 2.66m (11' 1" x 8' 9")

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

### BEDROOM FOUR

2.93m x 2.21m (9' 7" x 7' 3")

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

### BATHROOM

Obscure double-glazed window to rear aspect, three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over; downlights, tiled walls, wooden flooring, heated towel rail.

### TO THE FRONT OF THE PROPERTY

Block paved driveway providing off road parking and access to garage.

### GARAGE

Up and over door, power and light, convience door to Utility Room.

### GARDEN

A manicured, mature rear garden, which is enclosed by panel fencing with side access gate. A wide selection of mature plants and shrubs provides an array of colour, majority laid to lawn with further patio paved area, leading from the summer room, timber framed storage shed.

FLOORPLAN





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