



32 Evans Way


Sawston
CB22 3BX

Offers in Region of
£375,000

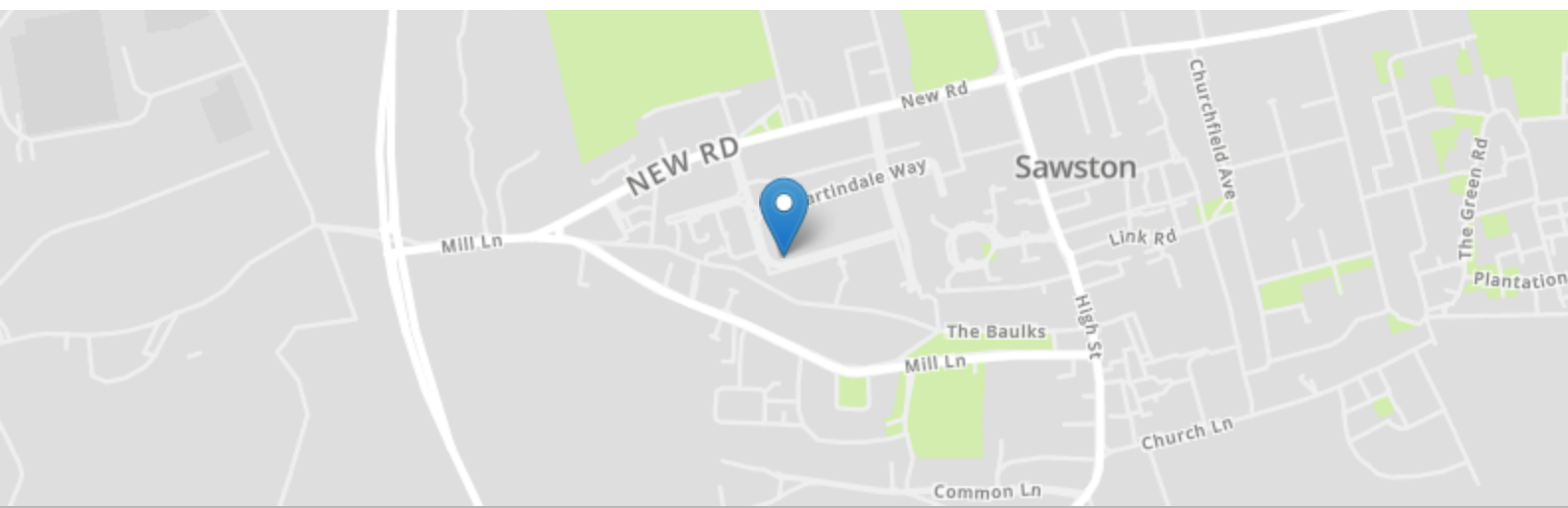


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(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  		

CORNER PLOT
EXTENDED PROVIDING VERSATILE ACCOMMODATION
NO ONWARD CHAIN
CLOAKROOM
GARAGE & DRIVEWAY
COUNCIL TAX BAND - C
EPC - C / 71
SQ FT - 1241.1



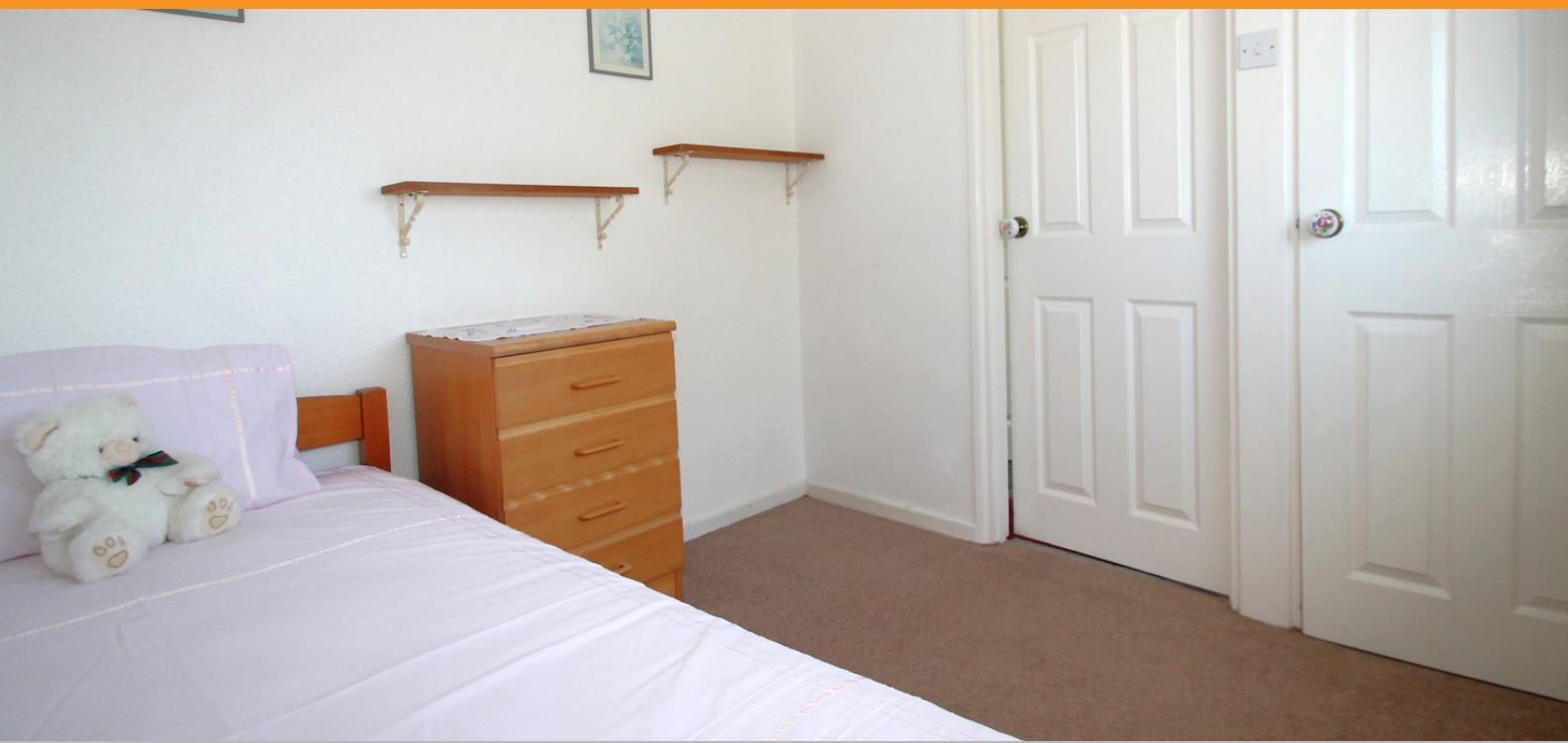
Benefiting from being positioned on a corner plot and from being offered for sale with no-onward chain, is this bright and welcoming three bedroom semi-detached home, which has been extended to the side and rear aspect, providing versatile and spacious accommodation, which is tastefully arranged over the two floors. Your attention is drawn to the spacious lounge, which has been extended to the rear aspect to provide the separate dining room. The property is located within the heart of the village, providing excellent access to all local amenities, in this thriving village.

The property is of Wimpey no-fines construction and accommodation comprises entrance porch, hallway, lounge, dining room, kitchen / utility, rear lobby / home office, cloakroom, three first floor bedroom and shower room.

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 near to 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 technology and high-tech facilities over the years. 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 porch, with internal door leading to entrance hallway.

HALLWAY

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

LOUNGE

5.51m x 3.237m (18' 1" x 10' 7")

A generous main reception room, which benefits from leading into the dining room, double-glazed window to front aspect, radiator.

DINING ROOM

2.85m x 2.38m (9' 4" x 7' 10")

Light floods through via the double-glazed window to rear aspect and double-glazed patio doors to side aspect, leading to garden, wooden effect flooring, radiator.

KITCHEN

4.07m x 3.166m (13' 4" x 10' 5") Plus Utility Space 2.2m x 2.19m (7' 3" x 7' 2")

Benefiting from being of open plan, leading into the utility space, range of high level and low level fitted units, seamlessly flowing into the utility, inset single sink drainer with mixer taps, plumbing for washing machine, part tiled walls, double-glazed window to rear aspect, door to rear lobby, two windows to side aspect.

REAR LOBBY / HOME OFFICE

4.38m x 1.86m (14' 4" x 6' 1")

A versatile space, which has had many uses over the recent years, including a home office and family room, double-glazed windows to front and side aspects, door to side aspect, wooden effect flooring, radiator.

CLOAKROOM

Obscure double-glazed window to rear aspect, two piece white cloakroom suite comprising low level w/c and wash hand basin, wooden effect flooring.

LANDING

Double-glazed window to rear aspect, doors leading to.

BEDROOM ONE

3.59m x 3.07m (11' 9" x 10' 1")

A good size master bedroom, double-glazed window to front aspect, single wardrobe, radiator.

BEDROOM TWO

3.4m x 2.98m (11' 2" x 9' 9")

A further double bedroom with double-glazed window to front aspect, loft access, single wardrobe, radiator.

BEDROOM THREE

2.43m x 2.4m (8' 0" x 7' 10")

Benefiting from a wardrobe with shelving and hanging space, double-glazed window to rear aspect, radiator.

SHOWER ROOM

Two obscure double-glazed windows to rear aspect, low level w/c, wash hand basin, wall mounted shower, part tiled walls, radiator.

TO THE FRONT OF THE PROPERTY

A generous frontage which is mainly laid to lawn with entrance pathway, enclosed by dwarf picket fence with entrance gate.

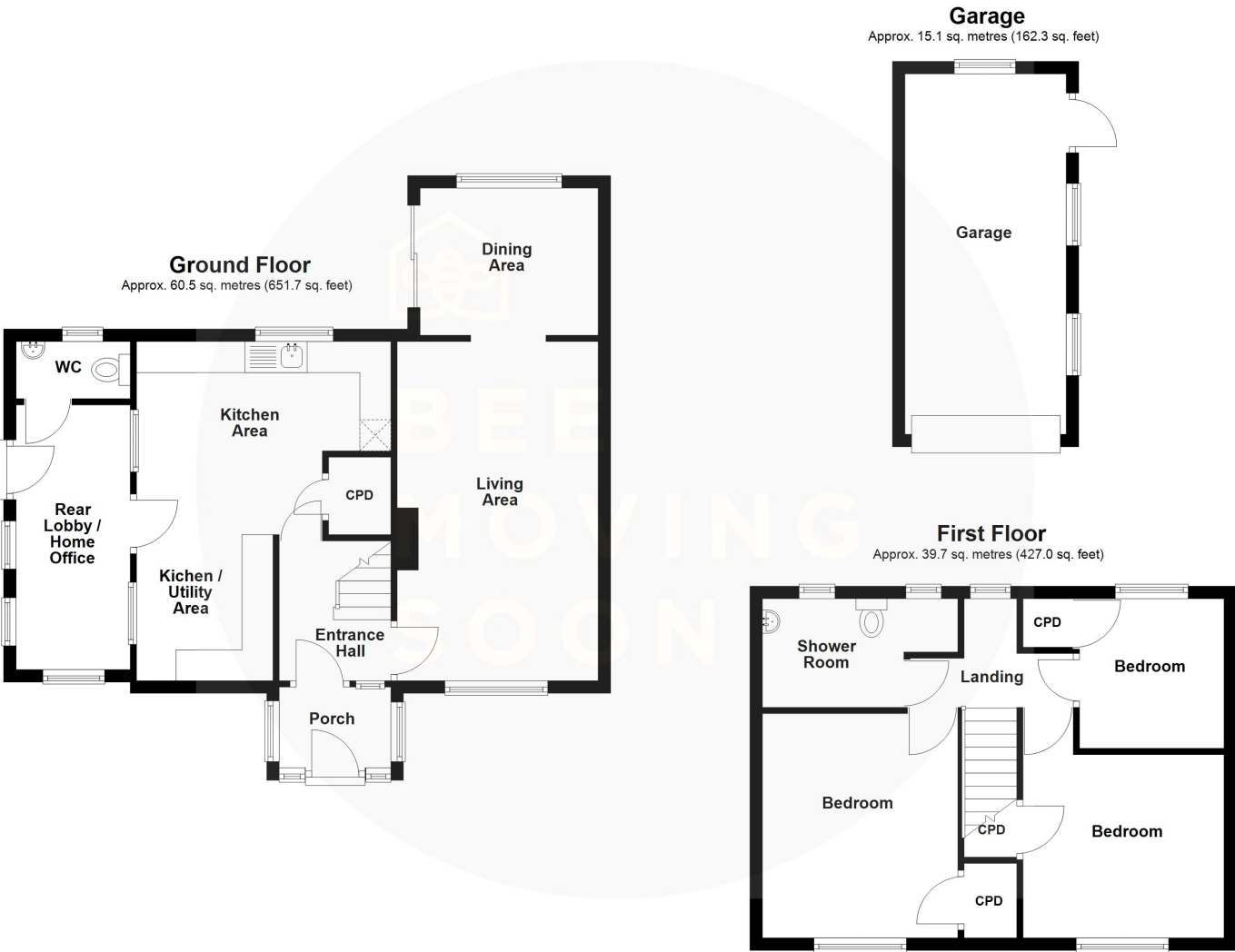
GARDEN

The property benefits from being positioned on a corner plot, offering gardens to front, side and rear aspect. Majority laid to lawn with a patio paved seating area, part enclosed by panel fencing with side access gate, timber framed storage / potting shed, greenhouse.

GARAGE & DRIVEWAY

Positioned to the side of the property with up and over door, convience door to garden.

FLOORPLAN



Total area: approx. 115.3 sq. metres (1241.1 sq. feet)





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