



26 Tannery Road

Sawston
CB22 3UW

Offers in Excess of
£625,000



BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	83
(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	

EXCEPTIONALLY WELL PRESENTED

EXTENDED PROVIDING VERSATILE
ACCOMMODATION

SUMMER ROOM

FAMILY ROOM / HOME OFFICE

UTILITY & CLOAKROOM

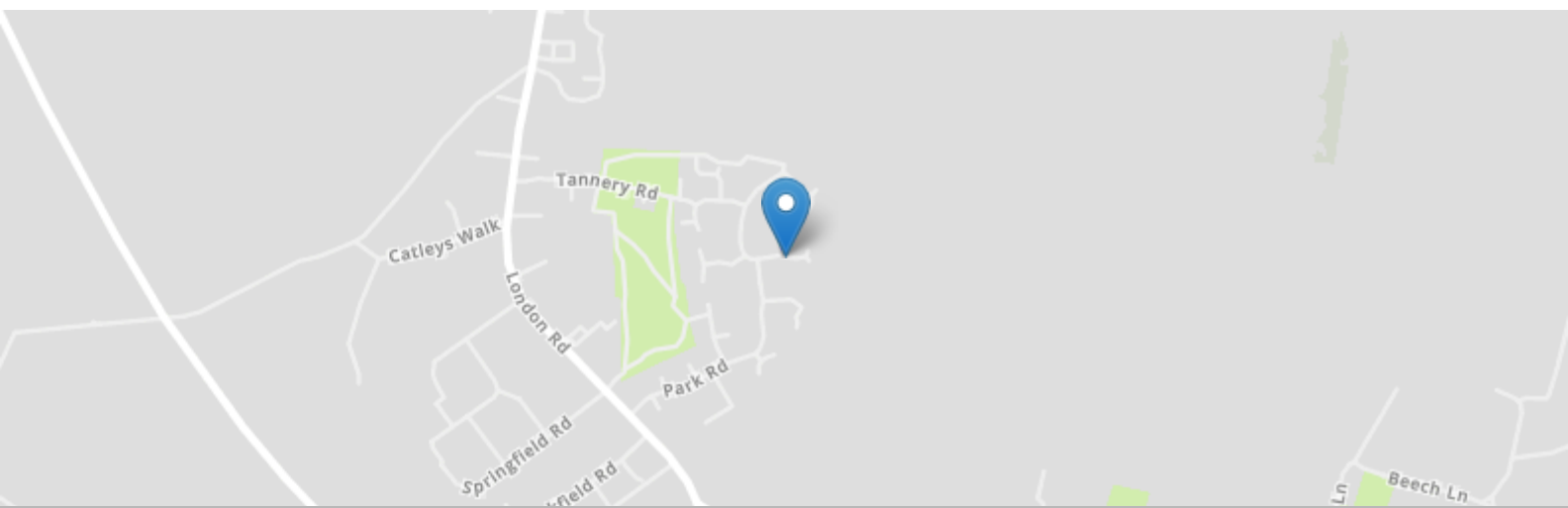
ESTABLISHED SOUTH FACING GARDEN

WHITTLESFORD RAILWAY STATION 0.8 MILES
AWAY

COUNCIL TAX BAND - E

EPC - C / 73

SQ FT - 1414.6



Bee Moving Soon Prestige Homes, are delighted to bring to the market, this exceptionally well-presented, four bedroom detached family home, which has been loved and cared for since the property was first built in 1996, by its current owners. The property benefits from having been extended and modernised, providing versatile accommodation in excess of 1400 Sq ft tastefully arranged over two floors. Your attention is drawn directly to the rear of the property which benefits, from having been extended with the addition of a summer room, which provides panoramic views over the established, south facing rear garden.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, lounge, dining room, summer room, kitchen, utility room, family room / home office, master bedroom with En-suite, three further double bedrooms, 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 HALLWAY

Double-glazed entrance door; stairs rising to first floor accommodation with cupboard under; wooden flooring, radiator; doors leading to.

CLOAKROOM

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

LOUNGE

5.148m x 3.64m (16' 11" x 11' 11")

A welcoming main reception room with double-glazed box bay window to front aspect, feature wooden mantel with inset coal effect fire, two radiators, internal French doors leading into dining room.

DINING ROOM

3.494m x 2.78m (11' 6" x 9' 1")

Benefiting from being adjacent to the kitchen, with light flooding through via the double-glazed patio doors leading to the summer room, radiator.

SUMMER ROOM

3.04m x 2.88m (10' 0" x 9' 5")

A perfect room to relax in on a summers evening, of double-glazed and brick construction, providing panoramic views over the mature garden and access via the double-glazed French doors to side aspect, wooden flooring.

KITCHEN

3.48m x 3.448m (11' 5" x 11' 4")

Well-appointed fitted kitchen with units seamlessly flowing into the utility room, inset in the range of high level and low level units are high quality fitted appliances including AEG double oven, AEG four ring gas hob, extractor hood, Bosch dishwasher; single sink drainer with mixer taps, double-glazed window to rear aspect, tiled flooring, radiator; door to utility room.

UTILITY ROOM

2.47m x 1.68m (8' 1" x 5' 6")

Double-glazed door leading to garden and double-glazed window to side aspect, range of wall and base units with single bowl sink, with taps and drainer; plumbing for washing machine, tiled flooring, radiator.

FAMILY ROOM / HOME OFFICE

5.02m x 2.305m (16' 6" x 7' 7")

A very versatile room, which has had many uses over the recent years including a guest bedroom and playroom, currently being used as a home office and family room. Double-glazed window to front aspect, wooden flooring, radiator.

LANDING

Loft access, airing cupboard, radiator, doors leading to.

MASTER BEDROOM

3.76m x 3.175m (12' 4" x 10' 5")

Benefiting from En-suite bathroom facilities and bank of fitted wardrobes with shelving, hanging and storage space, Double-glazed window to front aspect, radiator.

EN-SUITE BATHROOM

Obscure double-glazed window to side aspect, three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over; downlights, tiled flooring, part tiled walls, underfloor heating.

GUEST BEDROOM

3.01m x 2.76m (9' 11" x 9' 1")

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

BEDROOM THREE

3.18m x 2.52m (10' 5" x 8' 3")

A good sized third bedroom with wardrobe providing shelving, hanging and storage space, double-glazed window to rear aspect, radiator.

BEDROOM FOUR

3.26m x 2.48m (10' 8" x 8' 2")

A fourth double bedroom with wardrobe providing shelving, hanging and storage space, double-glazed window to front aspect, radiator.

SHOWER ROOM

A well-appointed and re-fitted shower room with double-glazed window to rear aspect, three piece suite comprising low level w/c, wash hand basin inset in vanity unit, walk in shower; downlights, part tiled walls, tiled flooring with under floor heating.

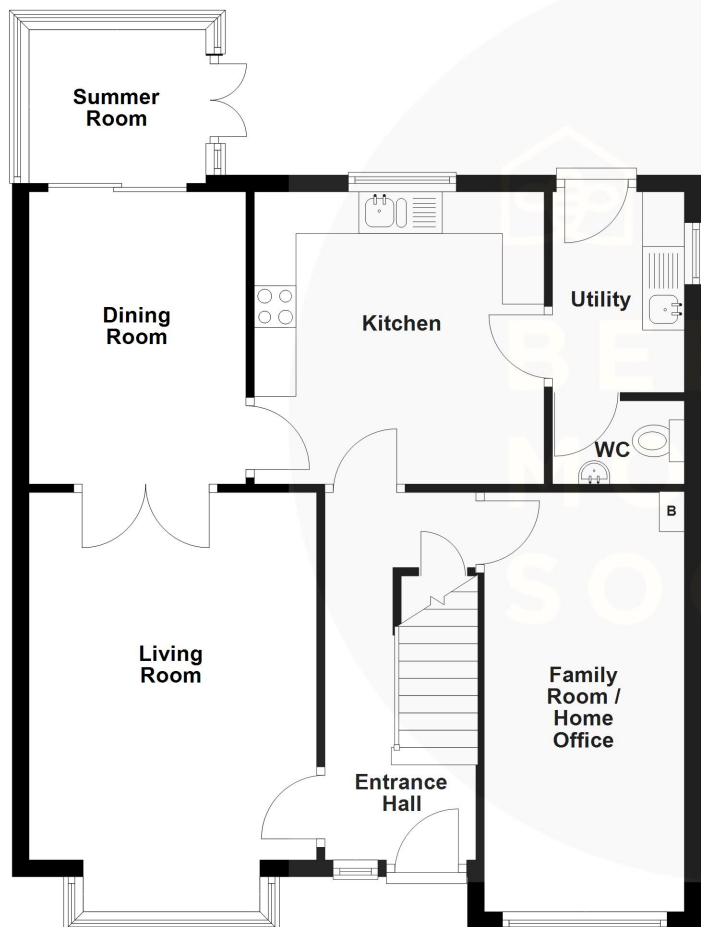
TO THE FRONT OF THE PROPERTY

A generous driveway provides ample off road parking, area laid to lawn, access to the rear is via the side gate.

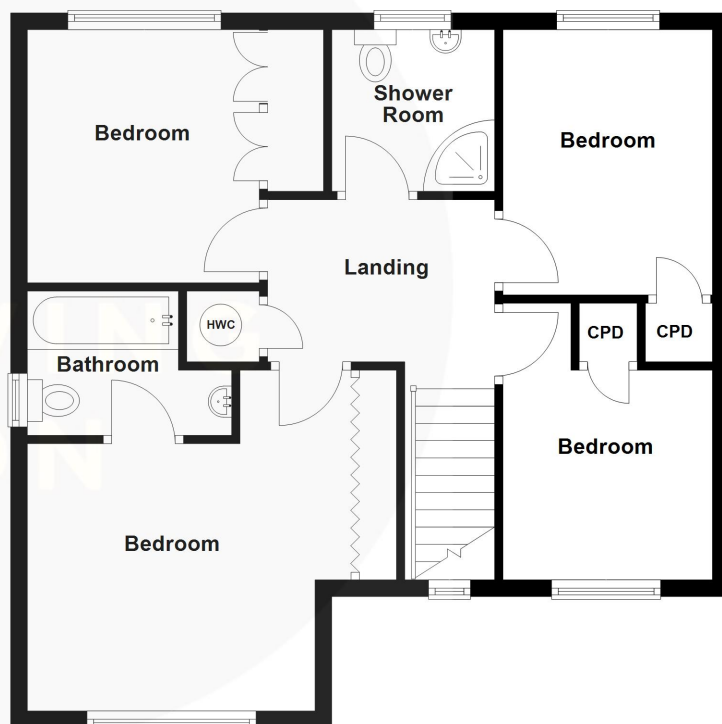
GARDEN

You can tell straight away, this garden had been loved and nurtured by the owners, this established South facing garden is an abundance of colour provided by the wide variety of mature plants and shrubs. Initial summer terrace seating area leads from the rear of the house, further area laid to lawn, to the rear of the garden is a bespoke hand built timber framed storage shed.

Ground Floor



First Floor



Total area: approx. 131.4 sq. metres (1414.6 sq. feet)





A FRESH NEW APPROACH TO ESTATE AGENCY - 7 DAYS A WEEK