



## 8 Paddock Way

Sawston  
CB22 3JS

Offers in Region of  
**£425,000**



**BEE MOVING SOON**

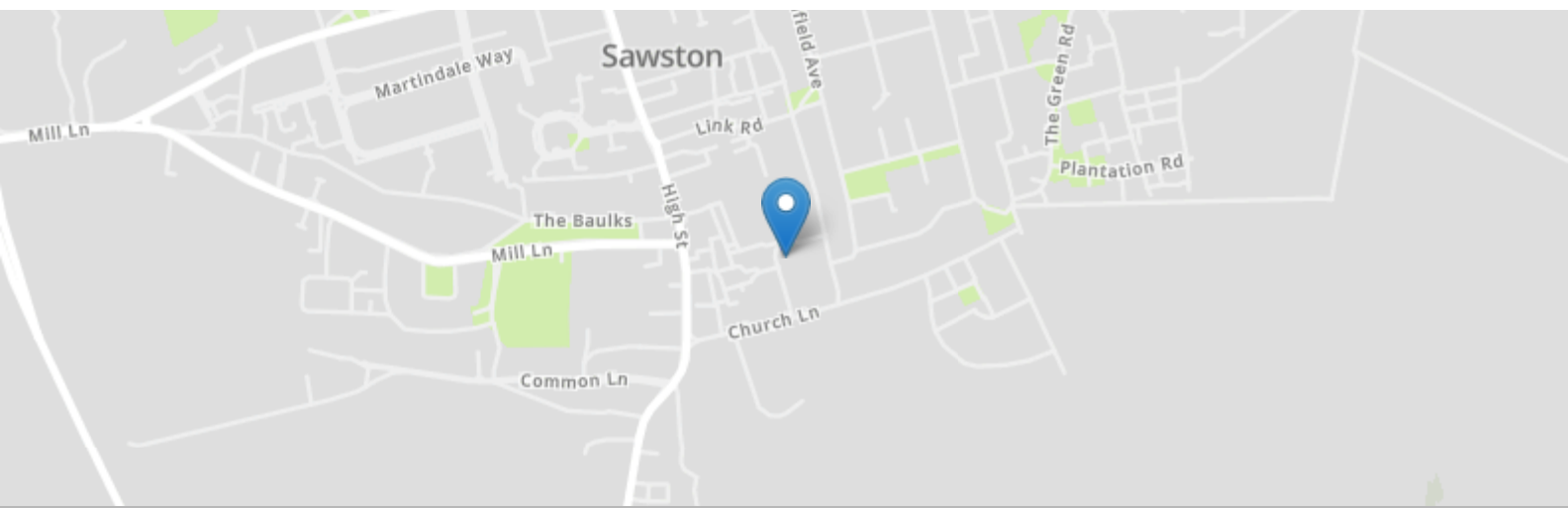




### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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	

**NO ONWARD CHAIN**  
**CORNER PLOT**  
**EXTENSION POTENTIAL (STPP)**  
**GARAGE & DRIVEWAY**  
**BATHROOM AND WET ROOM**  
**COUNCIL TAX BAND - D**  
**EPC - D / 68**  
**SQ - FT - 998.9**





Bee Moving Soon are delighted to offer for sale, this established three bedroom semi-detached property, which is located on a corner plot in this highly regarded, private cul-de-sac location within the heart of this thriving South Cambridgeshire village. The property is offered for sale with the benefit of no onward chain and offers excellent extension potential (STPP). Your attention is drawn directly to the rear of the property and the open plan kitchen/dining room, which leads on to the conservatory, providing views over the mature garden.

The property is of traditional brick construction, accommodation comprises entrance porch, wet room, lounge, kitchen/dining, conservatory, three bedrooms, bathroom, garage and driveway.

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 PORCH

Double-glazed entrance door and double-glazed windows, down lights, doors leading to.

### WET ROOM

Obscured double-glazed window to side aspect, low level w/c, wash handbasin, wall mounted shower; down lights, heated towel rail.

### LOUNGE

5.33m x 4.46m (17' 6" x 14' 8")

A welcoming main reception room with double-glazed window to front aspect, stairs rising to first floor; radiator, archway leading to kitchen/dining room.

### KITCHEN/DINING ROOM

5.25m x 3.06m (17' 3" x 10' 0")

Benefitting from being of open-plan design and leading onto conservatory. Range of high-level and low-level fitted units incorporating oven, hob, extractor hood, single sink drainer with mixer taps, plumbing for washing machine, breakfast bar area, part tiled walls, wooden effect flooring, double-glazed patio doors to rear aspect, radiator.

### CONSERVATORY

2.94m x 2.43m (9' 8" x 8' 0")

Providing panoramic views of the mature garden. Double-glazed patio doors leading to garden, tiled flooring.

### LANDING

Double-glazed window to side aspect, loft access, airing cupboard housing wall-mounted boiler; doors leading to.

### MASTER BEDROOM

3.30m x 3.17m (10' 10" x 10' 5")

A spacious master bedroom with double-glazed window, providing views over rear garden. Bank of fitted wardrobes with shelving, hanging and storage space, further double wardrobe, radiator.

### BEDROOM TWO

3.28m x 2.72m (10' 9" x 8' 11")

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

### BEDROOM THREE

2.43m x 2.42m (8' 0" x 7' 11")

Double-glazed window to front aspect, radiator.

### BATHROOM

Three piece bathroom suite comprising low level w/c, wash handbasin, bath with shower over, obscured double-glazed window to rear aspect, downlights, radiator.

### TO THE FRONT OF THE PROPERTY

Generous shingle area, mature shrubs, entrance pathway.

### GARDEN

The property benefits from being positioned on a corner plot. Generous blocked paved patio area, ideal for entertaining family and friends on a summer evening, laid to lawn, mature plants and shrubs, including established cherry tree, timber framed storage shed, greenhouse, enclosed by panel fencing with rear access gate.

### GARAGE

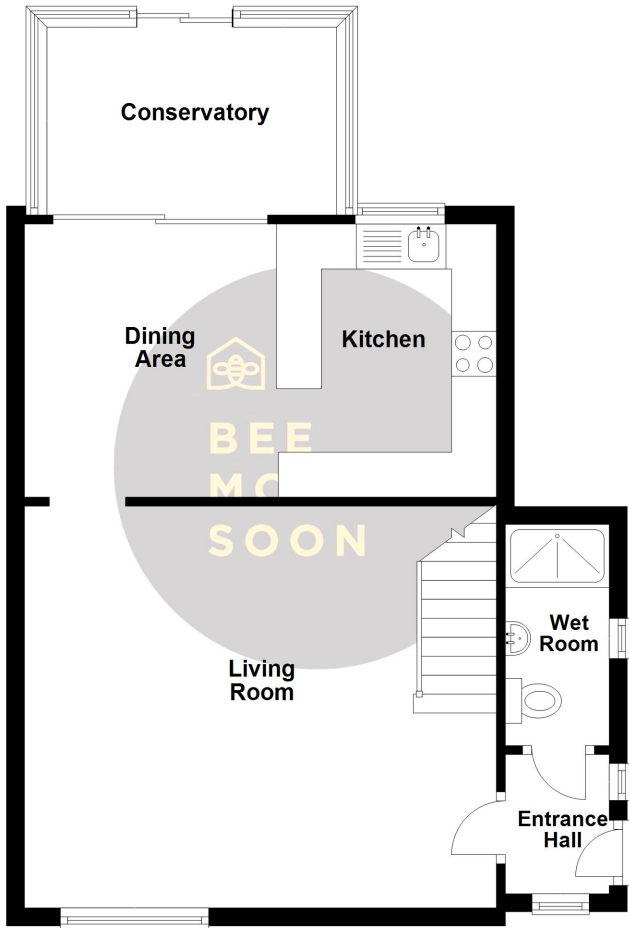
Up and over door, power and light.



FLOORPLAN

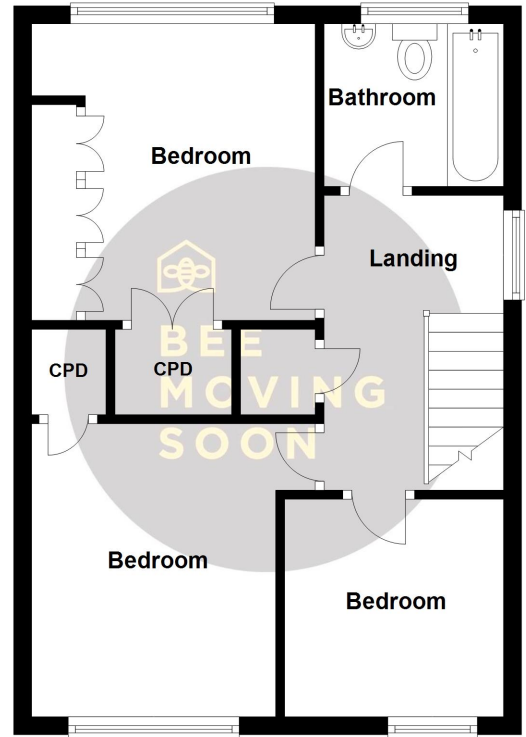
**Ground Floor**

Approx. 52.3 sq. metres (562.6 sq. feet)



**First Floor**

Approx. 40.5 sq. metres (436.3 sq. feet)



Total area: approx. 92.8 sq. metres (998.9 sq. feet)

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







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