



15 Old Forge Way

Sawston

CB22 3BZ

Offers in Excess of

£325,000



BEE MOVING SOON



NO ONWARD CHAIN

CLOAKROOM

**OPEN PLAN LOUNGE / DINING
ROOM**

GARAGE EN-BLOC

FIRST FLOOR SHOWER ROOM

COUNCIL TAX BAND - C

SQ FT - TBC

EPC - TBC



Bee Moving Soon are delighted to offer for sale, this bright and welcoming three bedroom family home, which is positioned in this established cul-de-sac location, within the heart of this thriving village. The property is offered for sale with the benefit of no onward chain. Your attention is drawn directly to the lounge / dining room which benefits from being of open plan design, allowing the light to flood through.

The Property is of traditional brick construction and accommodation comprises entrance hall, cloakroom, lounge / dining room, kitchen, three first floor bedrooms, shower room, garage en-block.

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 window and door to front aspect, stairs rising to first floor, radiator, doors leading to.

CLOAKROOM

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

LOUNGE

3.91m x 3.45m (12' 10" x 11' 4")

A bright and welcoming main reception room which benefits from being of open plan design into the dining room, allowing the light to flood through, via the double-glazed window to front aspect, under stairs storage cupboard, radiator.

DINING ROOM

3.22m x 2.55m (10' 7" x 8' 4")

Benefiting from being adjacent to the kitchen, double-glazed patio doors provide views and access to the enclosed rear garden, radiator.

KITCHEN

3.22m x 2.141m (10' 7" x 7' 0")

Double-glazed window to rear aspect, range of wall and base mounted units with inset single sink drainer with taps, integral oven, hob and extractor, plumbing for washing machine, part tiled walls, wall mounted boiler.

LANDING

Loft access, airing cupboard, doors leading to.

BEDROOM ONE

3.48m x 3.017m (11' 5" x 9' 11")

Benefiting from a bank of fitted wardrobes with shelving, hanging and storage space, further single wardrobe, double-glazed window to front aspect, radiator.

BEDROOM TWO

2.69m x 2.65m (8' 10" x 8' 8")

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

BEDROOM THREE

2.57m x 1.78m (8' 5" x 5' 10")

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

SHOWER ROOM

Three piece white shower suite comprising low level w/c, wash hand basin, shower cubicle, obscure double-glazed window to rear aspect, radiator.

GARDEN

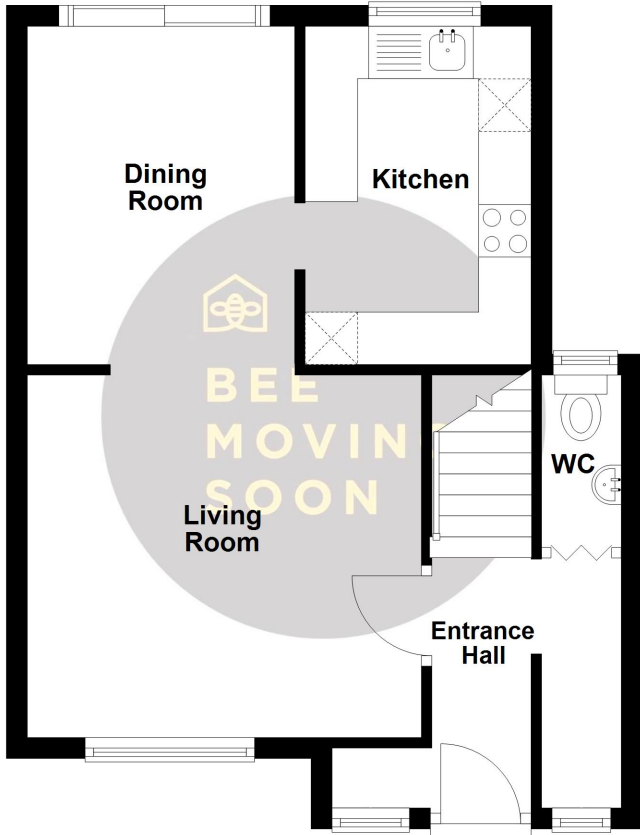
Enclosed by panel fencing with rear access gate, majority laid to lawn, with a wide variety of established plants and shrubs, generous patio paved seating area, leading from the rear of the house.

GARAGE EN-BLOC

Up and over door (Identified by number 15)

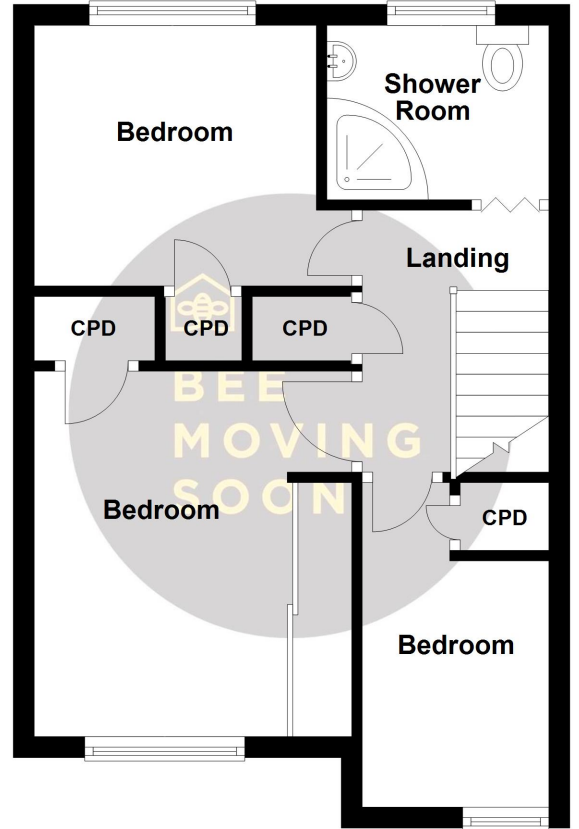
Ground Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 72.1 sq. metres (776.6 sq. feet)

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





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