



56 The Green Road

Sawston
CB22 3LR


Offers in Region of
£425,000



BEE MOVING SOON



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small>  | | |

NO ONWARD CHAIN

OPEN PLAN LIVING

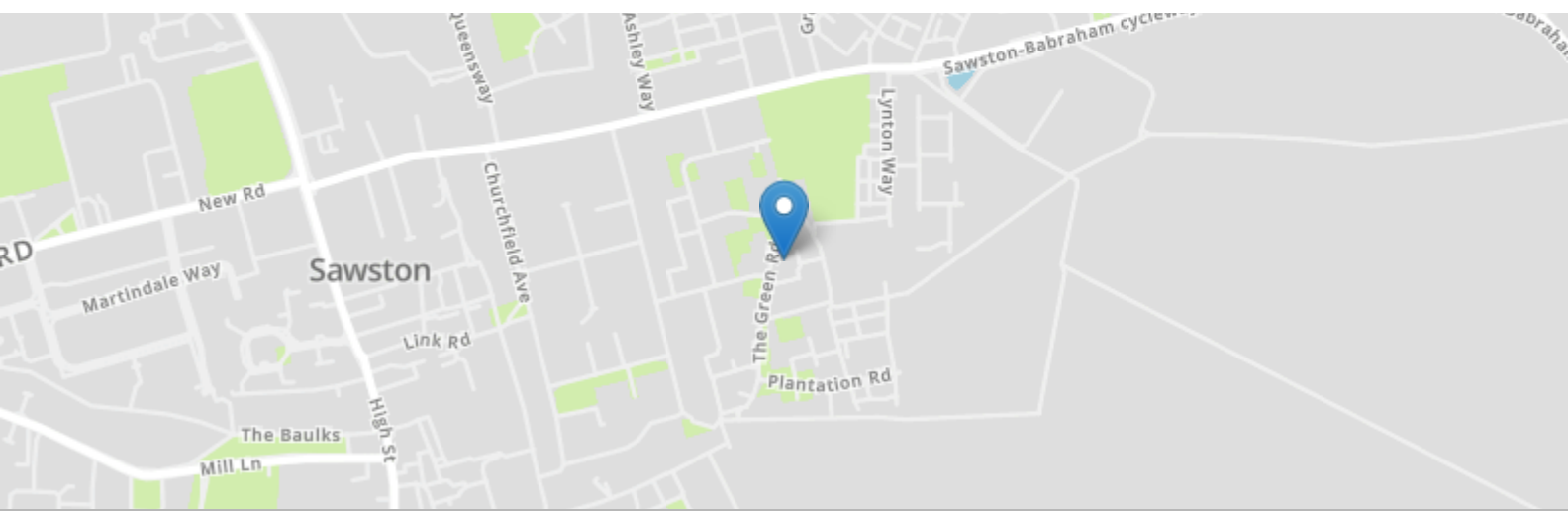
UTILITY ROOM

EXTENSION POTENTIAL (STPP)

COUNCIL TAX BAND - C

EPC - D / 65

SQ FT - 992.5



Benefiting from being offered for sale, with no onward chain, is this bright and spacious, three bedroom semi-detached home, which is located centrally in this thriving village, providing excellent access to local amenities, versatile accommodation approaching 1000 sq ft tastefully arranged over two floors. Many homes in the area have been extended to side and rear aspects and this property offers this in abundance (stpp) Your attention is drawn directly to the welcoming main reception room which leads onto the dining room, providing views over the mature garden.

The property is of traditional brick construction and accommodation comprises, entrance hallway, lounge, dining room, kitchen, utility room, external cloakroom, landing, three bedrooms, bathroom.

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 with storage cupboard under; wooden flooring, radiator; door leading to.

LOUNGE

3.64m x 3.48m (11' 11" x 11' 5")

A welcoming main reception room with light flooding through via the double-glazed window to front aspect, radiator; open plan leading into the dining room.

DINING ROOM

2.97m x 2.68m (9' 9" x 8' 10")

Benefiting from being adjacent to the kitchen, double-glazed patio doors to rear aspect, wooden flooring, radiator.

KITCHEN

3.48m x 2.78m (11' 5" x 9' 1")

Double-glazed window to rear aspect, providing views over the enclosed garden, range of high level and low level fitted units with inset single sink drainer with mixer taps, integral appliances including oven, hob and extractor hood, plumbing for washing machine, tiled flooring, radiator.

UTILITY ROOM

4.08m x 2.19m (13' 5" x 7' 2")

A versatile space, with door to front aspect, door leading to rear garden, wall mounted boiler.

CLOAKROOM

External entrance, two piece cloakroom suite comprising low level w/c and wash hand basin.

LANDING

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

BEDROOM ONE

4.71m x 3.126m (15' 5" x 10' 3")

Generous master bedroom with double-glazed window to front aspect, bank of fitted wardrobes with shelving, hanging and storage space, radiator.

BEDROOM TWO

2.97m x 2.84m (9' 9" x 9' 4")

Further double bedroom with double-glazed window to rear aspect, loft access, wardrobe with shelving, hanging and storage space, airing cupboard with further storage, radiator.

BEDROOM THREE

3.27m x 1.96m (10' 9" x 6' 5")

A good sized third bedroom with double-glazed window to rear aspect, radiator.

BATHROOM

Obscure double-glazed window to side aspect, three piece bathroom suite comprising low level w/c, wash hand basin, bath with shower over; tiled walls, radiator.

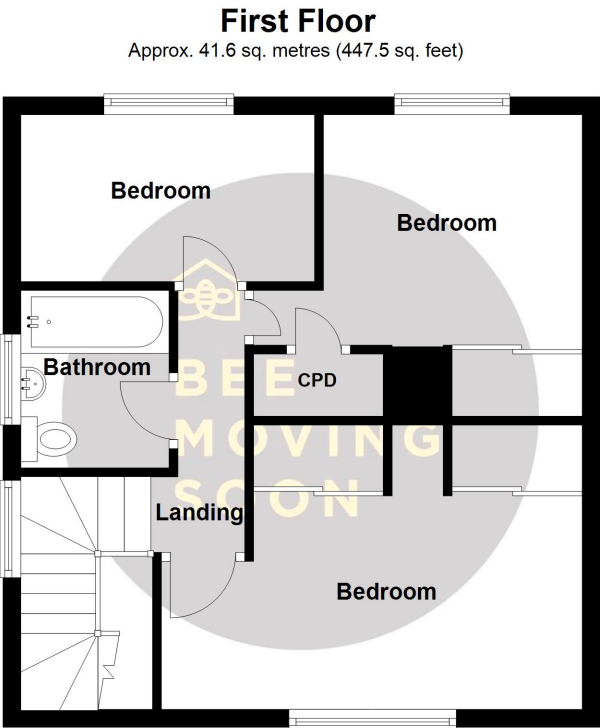
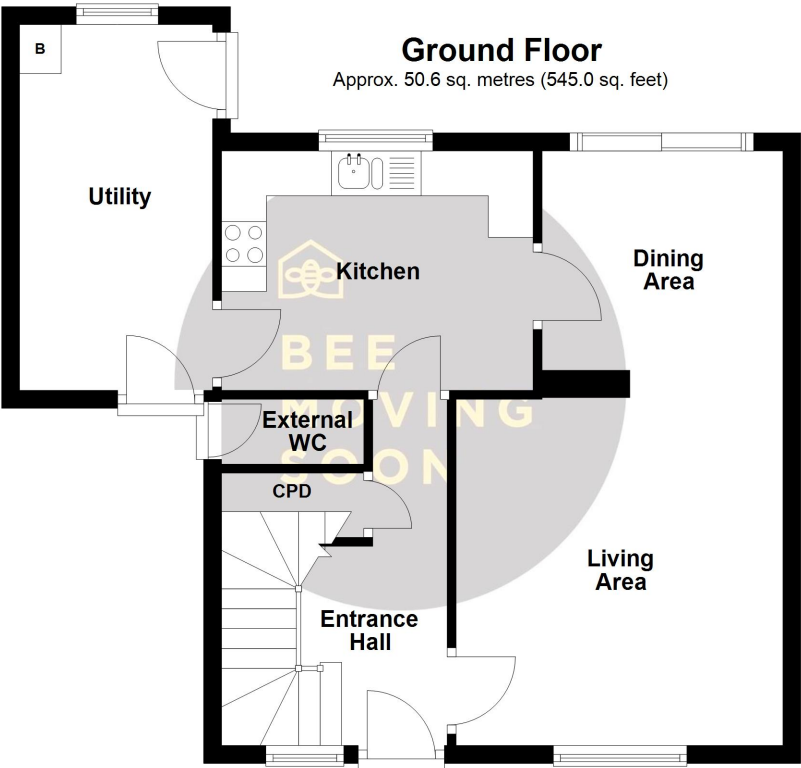
TO THE FRONT OF THE PROPERTY

Positioned set back from the road with generous block paved driveway providing ample off road parking, mature plants and shrubs.

GARDEN

The property benefits from a generous mature garden which is approaching 70ft, initial patio paved, summer terrace seating area leads to an area which is majority laid to lawn with mature plants and shrubs. To the rear of the garden is a mature apple tree and an established allotment space and gravel area.

FLOORPLAN



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





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