



32 Railway Close

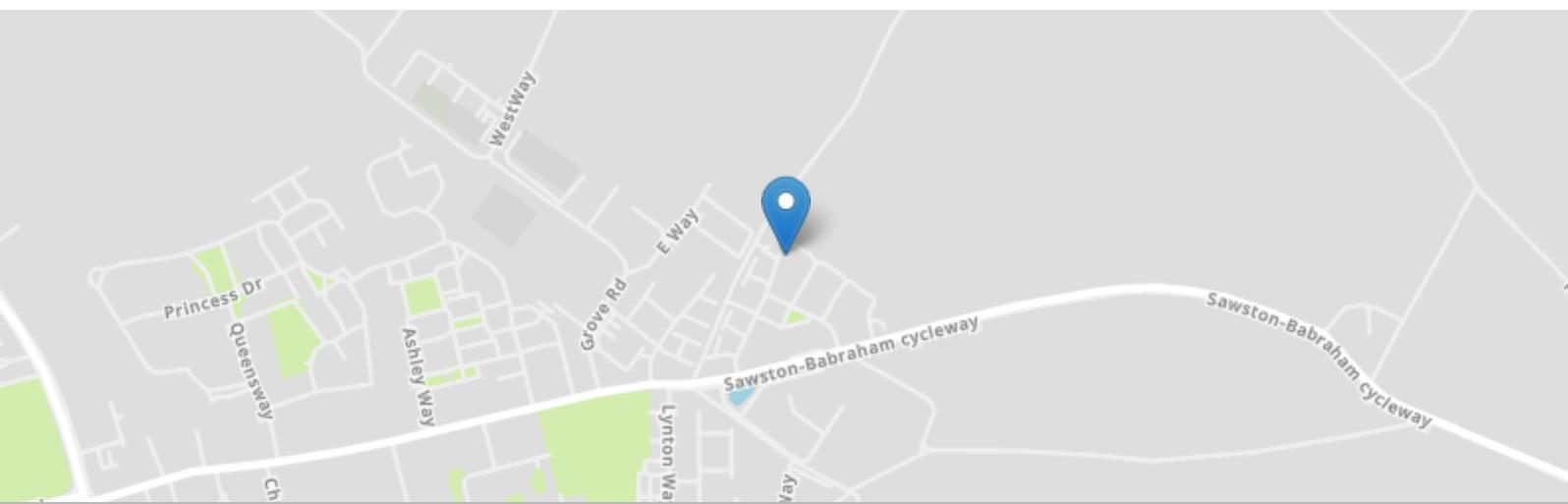
Sawston
CB22 3FY

Guide Price
£450,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	85	
(69-80) C		
(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	

- NO ONWARD CHAIN
- BESPOKE DEVELOPMENT
- BUILT 2021
- HIGH SPECIFICATION
- OPEN PLAN LIVING
- CLOAKROOM
- EN-SUITE BATHROOM IN MASTER
BEDROOM
- EPC - B / 85
- COUNCIL TAX BAND - D

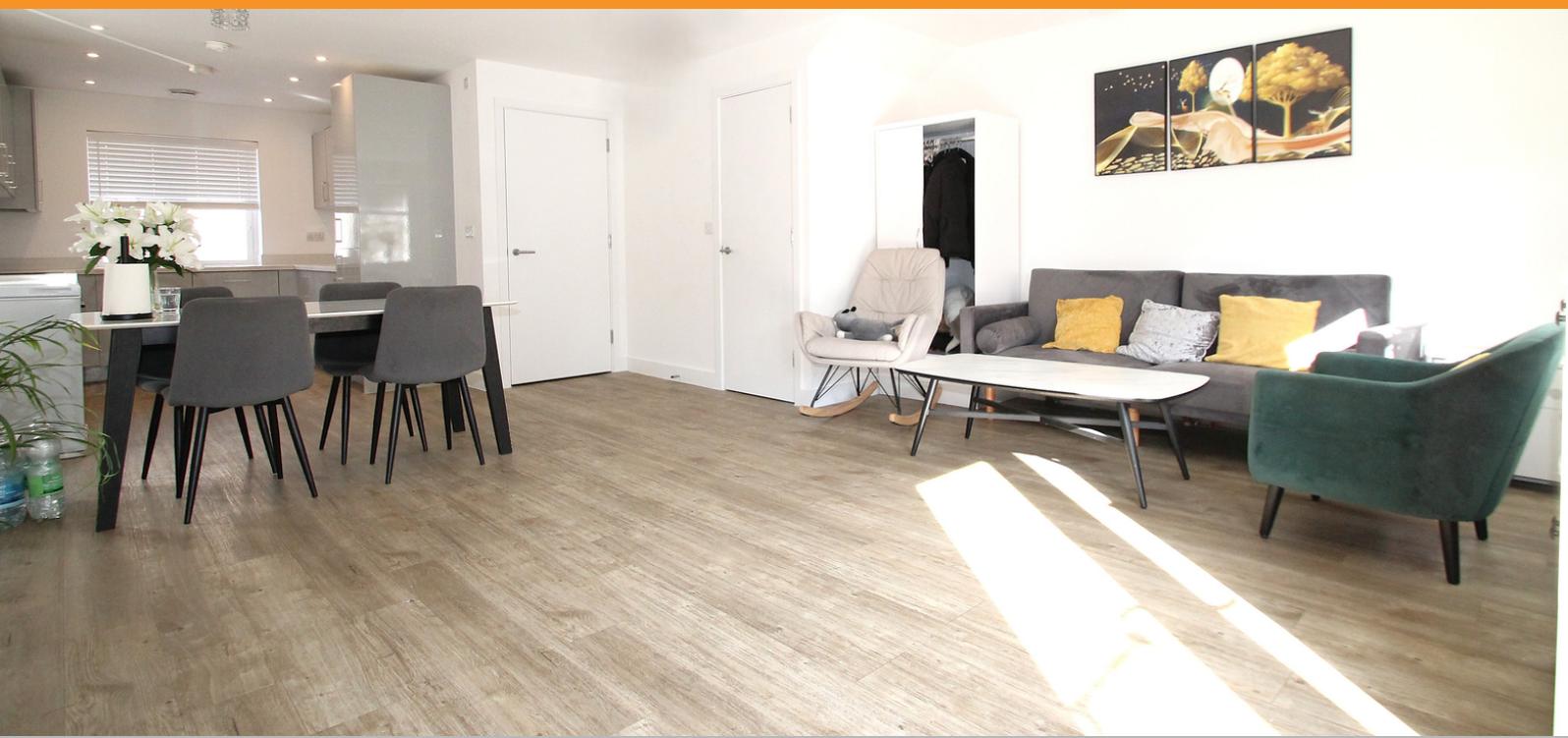


Bee Moving Soon are delighted to offer for sale, this truly stunning, three bedroom semi-detached property, which was built by the highly regarded and award winning builder Hill Residential in 2021. The current owners have added their own personal touches to this stunning home, to make this a modern family home with light, bright and spacious accommodation. Your attention is drawn to its welcoming and modern open plan living area with light flooding through via the double-glazed French doors and window to rear aspect, providing views over the mature rear garden. The property is offered for sale with the benefit of no onward chain.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, fitted kitchen, lounge / dining room, landing, master bedroom with En-suite, two further bedrooms, family bathroom, tandem parking, garden to rear.

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 entrance door; stairs leading to first floor accommodation radiator; Amtico flooring, doors leading to.

CLOAKROOM

Modern white two piece cloakroom suite comprising low level w/c, wash hand basin inset in bathroom furniture, obscure double-glazed window to front aspect, downlights, Amtico flooring, radiator.

KITCHEN

3.158m x 2.75m (10' 4" x 9' 0")

A well-appointed and fully fitted kitchen with a range of high level and low level fitted units, incorporating single sink drainer with mixer taps, fitted appliances include, oven, hob, extractor; fridge, freezer; washing machine, dishwasher; wall mounted boiler; double-glazed window to front aspect, downlights, Amtico flooring.

LOUNGE / DINING ROOM

5.9m x 5.04m (19' 4" x 16' 6")

Benefiting from being of open plan design with light flooding through this open space via the double-glazed window and French doors to rear aspect, providing views and access to the rear garden, further double-glazed window to side aspect, generous under stairs storage cupboard, two radiators, Amtico flooring, flowing through in to kitchen.

LANDING

Loft access, double storage cupboard, further single storage cupboard, doors leading to.

MASTER BEDROOM

3.13m x 2.884m (10' 3" x 9' 6")

Benefiting from En-suite facilities and double wardrobe with shelving, hanging and storage space, double-glazed window to front aspect, radiator.

EN-SUITE

A well-appointed three piece shower suite, inset in bathroom furniture, suite comprising low level w/c, wash hand basin, shower cubicle, downlights, tiled flooring, part tiled walls, heated towel rail.

BEDROOM TWO

3.75m x 2.64m (12' 4" x 8' 8")

A further generous double bedroom with double-glazed window to front aspect, radiator.

BEDROOM THREE

2.54m x 2.28m (8' 4" x 7' 6")

Double-glazed window to rear aspect, radiator.

BATHROOM

A well-appointed three piece bathroom suite inset in bathroom furniture, suite comprising low level w/c, wash hand basin, bath with shower taps over; downlights, tiled flooring, part tiled walls, heated towel rail.

GARDEN

Enclosed by panel fencing with side access gate, initial patio paved area, leads from the rear of the property, to an area of laid to lawn, two timber framed storage sheds.

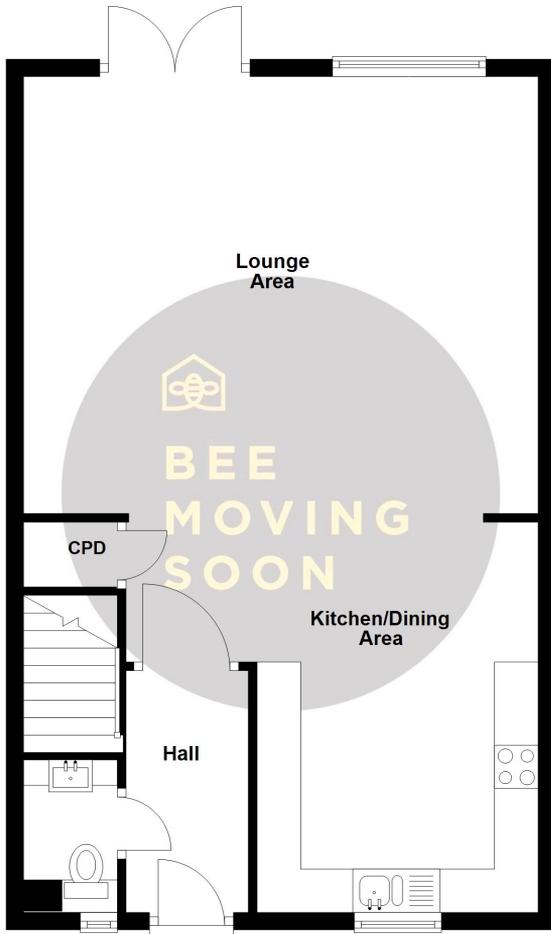
PARKING

The property benefits from a driveway to the side providing tandem parking for two cars.

FLOORPLAN

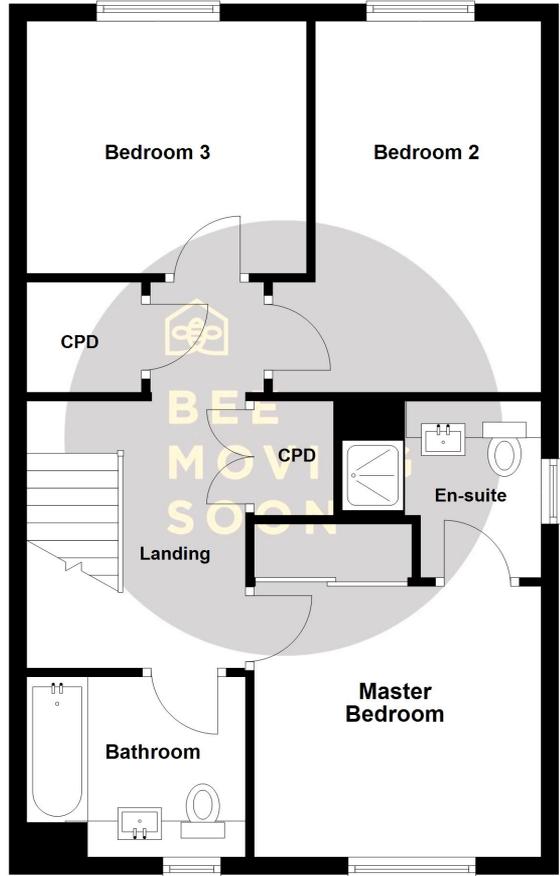
Ground Floor

Approx. 55.8 sq. metres (600.9 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



Total area: approx. 112.7 sq. metres (1213.2 sq. feet)

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





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