



24 Dale Way

Sawston
CB22 3LE

Offers in Region of
£475,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(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	

CORNER PLOT
20 FT LOUNGE
THREE RECEPTION ROOMS
MASTER BEDROOM EN-SUITE
CLOAKROOM & UTILITY
DOUBLE GARAGE
COUNCIL TAX BAND - D
SQ - FT - 1470.9
EPC - C / 74



Bee Moving Soon are delighted to offer for sale, this versatile four bedroom family home, with spacious accommodation approaching 1500 Sq ft which is tastefully arranged over two floors. The property is located in the heart of this thriving village in a cul-de-sac location, your attention is drawn directly to the spacious 20ft Lounge which benefits from being of dual aspect providing views and access to the mature rear garden.

The property is of traditional brick construction and accommodation comprises entrance porch, hallway, lounge, kitchen / breakfast room, dining room, rear lobby, utility room, cloakroom, master bedroom with En-suite shower facilities, three further bedrooms, family bathroom, garage.

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 the 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 window and door; tiled flooring, internal door to entrance hallway.

HALLWAY

Stairs rising to first floor accommodation, radiator; doors leading to

LOUNGE

6.30m x 3.723m (20' 8" x 12' 3")

A welcoming main reception room which benefits from being of dual aspect, allowing the light to flood through via the double-glazed window to front aspect and double-glazed patio doors to the rear; providing views and access over the generous mature garden, feature fireplace, radiator.

KITCHEN / BREAKFAST ROOM

5.156m x 3.452m (16' 11" x 11' 4")

Benefiting from being of open plan design and adjacent to the dining room,. Range of wall and base mounted units including glass display and breakfast bar area, single sink drainer with mixer taps, plumbing for dishwasher, part tiled walls, double-glazed window providing views over the rear garden.

DINING ROOM

3.62m x 2.71m (11' 11" x 8' 11")

Light floods through via the double-glazed windows to side and front aspects, radiator.

REAR LOBBY

Double-glazed door to side access providing access to garden, radiator; door to Utility & Cloakroom.

UTILITY ROOM

2.52m x 1.37m (8' 3" x 4' 6")

Double-glazed window to side aspect, wall and base mounted units, with single sink drainer; plumbing for washing machine, radiator.

CLOAKROOM

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

LANDING

Loft access, airing cupboard housing wall mounted boiler and storage space, doors leading to.

MASTER BEDROOM

3.634m x 2.956m (11' 11" x 9' 8")

Benefiting from En-suite shower facilities, bank of wardrobes with shelving, hanging and storage space, double-glazed window to rear and side aspects, radiator; door to En-suite.

EN-SUITE

Three piece re-fitted shower suite comprising low level w/c, wash hand basin inset in vanity unit, shower cubicle, obscure double-glazed window to rear aspect, tiled flooring, heated towel rail.

GUEST BEDROOM

6.55m x 2.80m (21' 6" x 9' 2")

A generous guest bedroom with double-glazed windows to front and side aspects, radiator.

BEDROOM THREE

3.76m x 3.42m (12' 4" x 11' 3")

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

BEDROOM FOUR

2.79m x 2.24m (9' 2" x 7' 4")

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

BATHROOM

Three piece re-fitted bathroom suite comprising low level w/c, wash hand basin, bath with shower taps over; obscure double-glazed window to rear aspect, part tiled walls, tiled flooring, heated towel rail.

GARDEN

The Property benefits from a generous garden which is in excess of 70ft x 40ft, which is enclosed by panel fencing with side gate. The garden is majority laid to lawn, with a variety of mature plants and shrubs, to the rear of the garden with an established vegetable patch with a timber framed storage shed and greenhouse.

DOUBLE GARAGE / WORKSHOP

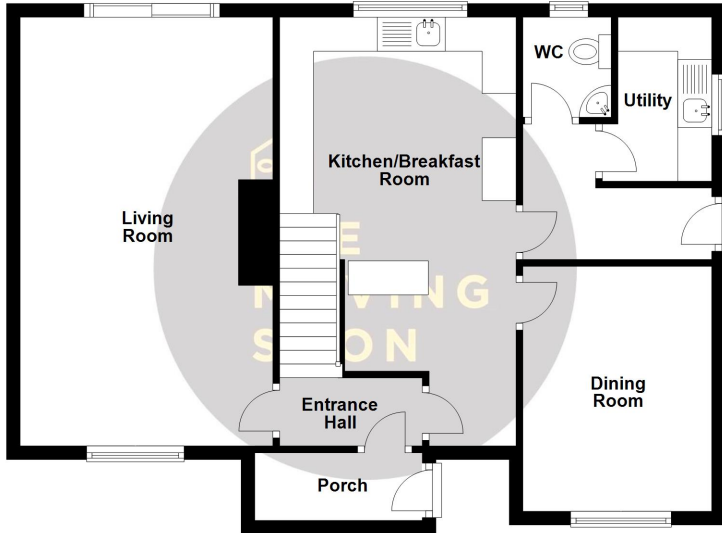
7.14m x 4.59m (23' 5" x 15' 1")

Brick built double garage with two separate up and over electric doors, power and light, convenience door to garden.

FLOORPLAN

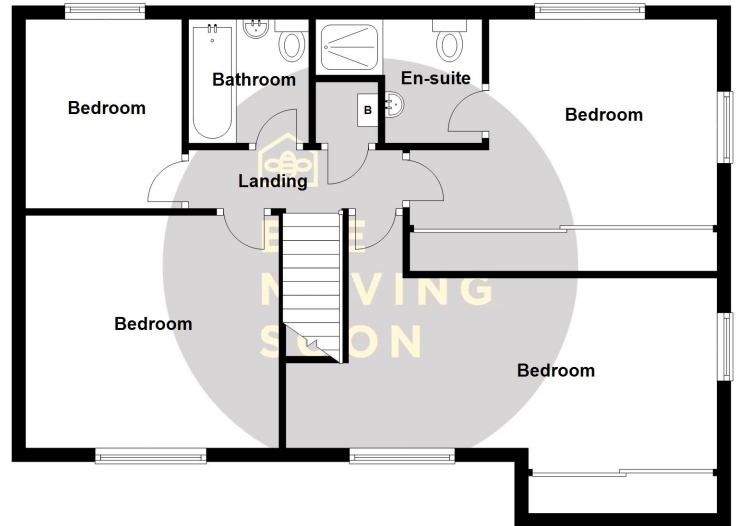
Ground Floor

Approx. 69.6 sq. metres (749.4 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.5 sq. feet)



Total area: approx. 136.7 sq. metres (1470.9 sq. feet)

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





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