



21 New Road


Sawston
CB22 3BN

Offers in the Region of
£425,000

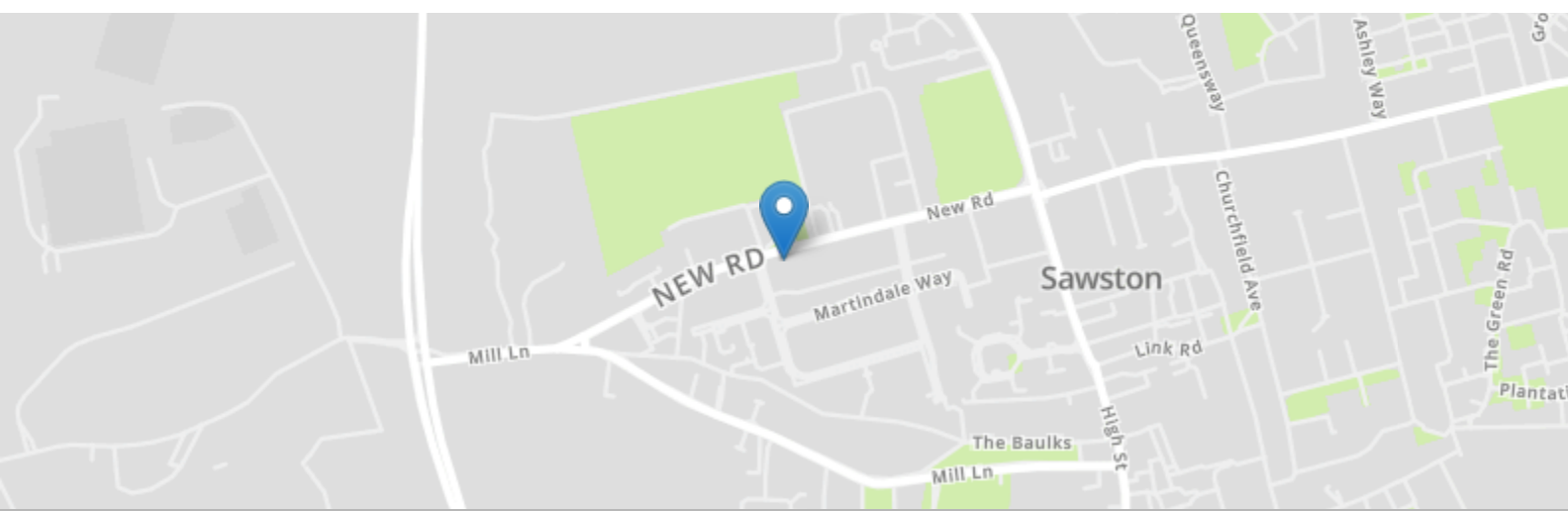


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

EXTENDED
OPEN PLAN LIVING
THREE BEDROOMS
CONSERVATORY
SHOWER ROOM & BATHROOM
OFF ROAD PARKING
SOUTH FACING GARDEN
SQ FT - 1032.3
EPC - E / 48
COUNCIL TAX BAND - C



Bee Moving Soon are delighted to offer for sale, this bright, spacious and welcoming, three bedroom extended, semi-detached property which benefits from spacious and versatile accommodation in excess of 1000 Sq ft. Positioned on the Northern edge of this thriving village, providing excellent access to all local amenities, with your attention drawn directly to the open plan living / dining area which is the hub of this much loved family home, which also provides access to the conservatory to the rear of the property. The property further more benefits from shower room and bathroom facilities to ground and first floors.

The property is of traditional brick construction and accommodation comprises entrance hall, dining room, lounge, conservatory, kitchen, bathroom, three first floor bedrooms, shower room.

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 rising to first floor; storage cupboard, radiator; door leading to.

DINING ROOM

3.2m x 3.03m (10' 6" x 9' 11")

Benefiting from being of open plan design leading into the lounge, double-glazed window to front aspect, dado rail, radiator.

LOUNGE

5.01m x 3.64m (16' 5" x 11' 11")

A welcoming main reception room which benefits from leading onto the dining room and conservatory via the double-glazed French doors, further double-glazed window to side aspect, feature fireplace with inset electric fire, dado rail, radiator.

CONSERVATORY

5.57m x 3.04m (18' 3" x 10' 0")

Of double-glazed construction with power and light, a spacious and versatile space to entertain family and friends, door leading to garden.

KITCHEN

2.85m x 2.09m (9' 4" x 6' 10")

Double-glazed door leading to conservatory and double-glazed window to side aspect, range of wall and base mounted units incorporating single sink drainer with mixer taps, extractor hood, space for cooker, plumbing for washing machine, fully tiled walls, radiator.

BATHROOM

Two obscure double-glazed windows to side aspect, four piece bathroom suite comprising low level w/c, wash hand basin, corner bath, shower cubicle, tiled walls, heated towel rail.

LANDING

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

BEDROOM ONE

3.198m x 3.07m (10' 6" x 10' 1")

Double-glazed window to front aspect, radiator.

BEDROOM TWO

3.65m x 2.51m (12' 0" x 8' 3")

A second double bedroom with double-glazed window to rear aspect, generous airing cupboard with shelving and storage space, radiator.

BEDROOM THREE

2.556m x 2.506m (8' 5" x 8' 3")

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

SHOWER ROOM

Three piece white shower suite comprising low level w/c, wash hand basin, shower cubicle, downlights, heated towel rail.

TO THE FRONT OF THE PROPERTY

Enclosed by dwarf panel fencing with gated access to area of hard standing providing off road parking. Timber framed bike / cycle storage to side also providing access to rear garden.

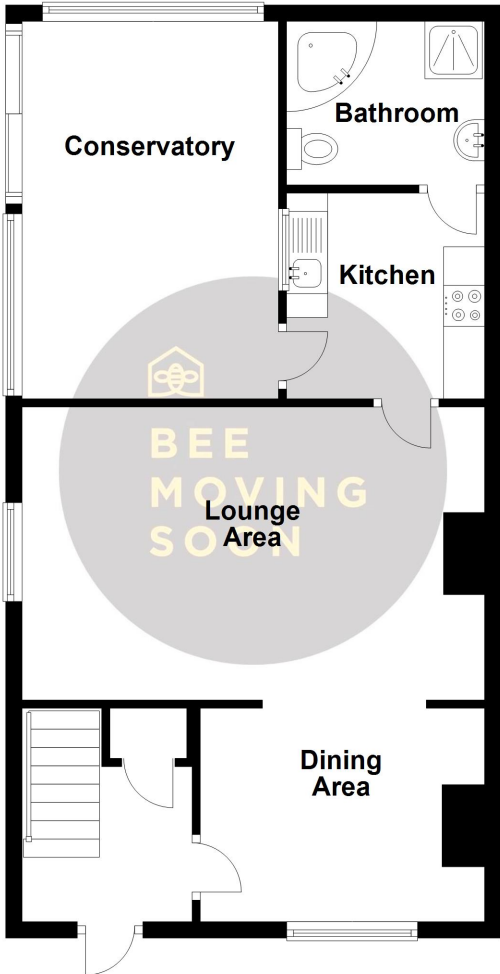
REAR GARDEN

The property benefits from a good sized rear garden which is majority laid to lawn, with further summer terrace seating area, to the rear of the garden is a timber framed storage shed with power and light. The current owner has also transformed the rear of the garden to an ideal entertaining space during lockdown with creating a timber framed home bar with power and light, space for hut tub with power.

FLOORPLAN

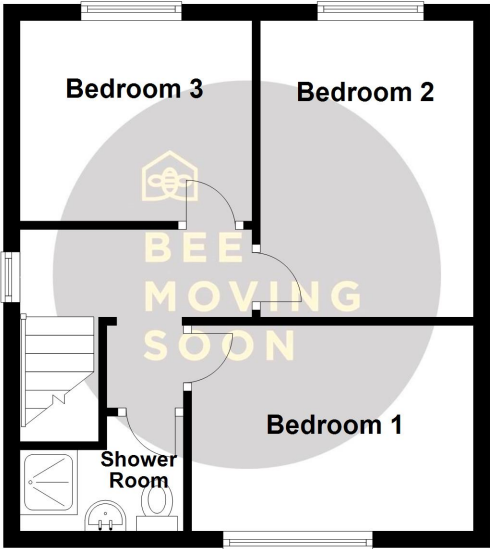
Ground Floor

Approx. 61.5 sq. metres (661.7 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.6 sq. feet)



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





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