



24a Churchfield Avenue

Sawston
CB22 3LA

Offers in Region of
£525,000



BEE MOVING SOON



NO ONWARD CHAIN

EXTENDED

CLOAKROOM & EN-SUITE

JACK & JILL BATHROOM

COUNCIL TAX BAND - D

HOME OFFICE

VERSATILE ACCOMMODATION

APPROACHING 1600 SQ FT

EPC - TBC



Positioned in the heart of this thriving South Cambridgeshire village, is this bright and spacious, well-presented four bedroom family home, with accommodation tastefully arranged over three floors and approaching 1600 sq ft. The property has been tastefully extended by its current owners to provide an open plan kitchen / dining room which straight away you can tell is the hub of this much loved family home, benefiting from Bi-folding doors leading to the enclosed garden and allowing the light to flood through.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, lounge, kitchen, dining room, three first floor bedrooms on the first floor; one with En-suite and further Jack & Jill Bathroom, second floor further bedroom with shower suite.

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; double-glazed window to side aspect, stairs rising to first floor; wooden flooring, radiator; door leading to.

CLOAKROOM

Two piece white cloakroom suite comprising low level w/c and wash hand basin.

LOUNGE

5.76m x 3.274m (18' 11" x 10' 9")

A generous lounge with double-glazed window to front aspect, double-glazed window to side aspect, downlights, radiator.

KITCHEN

4.353m x 3.76m (14' 3" x 12' 4")

Benefiting from being of open plan design leading into the dining room, modern and well-appointed fitted kitchen with range of high level and low level fitted units, incorporating appliances including oven, five ring gas hob, extractor; fridge, freezer; dishwasher; washing machine, single sink drainer with mixer taps, downlights, part tiled walls, tiled flooring.

DINING ROOM

4.618m x 4.337m (15' 2" x 14' 3")

Light floods through via the double-glazed French doors providing access to the rear garden, Victorian style glass roof light, downlights, tiled flooring, radiator.

LANDING

Double-glazed window to side aspect, stairs leading to second floor; airing cupboard, doors leading to.

MASTER BEDROOM

4.15m x 3.78m (13' 7" x 12' 5")

A spacious master bedroom with double-glazed window to rear aspect, downlights, radiator; door to En-suite.

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

3.07m x 2.79m (10' 1" x 9' 2")

Benefiting from Jack & Jill bathroom facilities, double-glazed window to front aspect, downlights, radiator.

JACK & JILL BATHROOM

Doors leading to hallway & bedroom Two, three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over; part tiled walls, downlights, heated towel rail, wooden flooring.

BEDROOM THREE

2.655m x 1.95m (8' 9" x 6' 5")

Double-glazed window to front aspect, downlights, radiator.

SECOND FLOOR

Door to.

GUEST BEDROOM

4.26m x 3.11m (14' 0" x 10' 2")

Benefiting from shower facilities, Velux windows to front & rear aspects, eves storage, radiator.

GUEST EN-SUITE

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

TO THE FRONT OF THE PROPERTY

The property benefits from block paved parking area to the front, side access to rear garden.

GARDEN

Enclosed by panel fencing with side access gate, initial patio paved area leads from the rear of the house, laid to lawn area with raised lower beds.

To the rear of the garden is a home office of brick construction 4.86m x 3.77m (15' 11" x 12' 4") with power and light.

FLOORPLAN





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