



16 Princess Drive

Sawston
CB22 3DL

£425,000

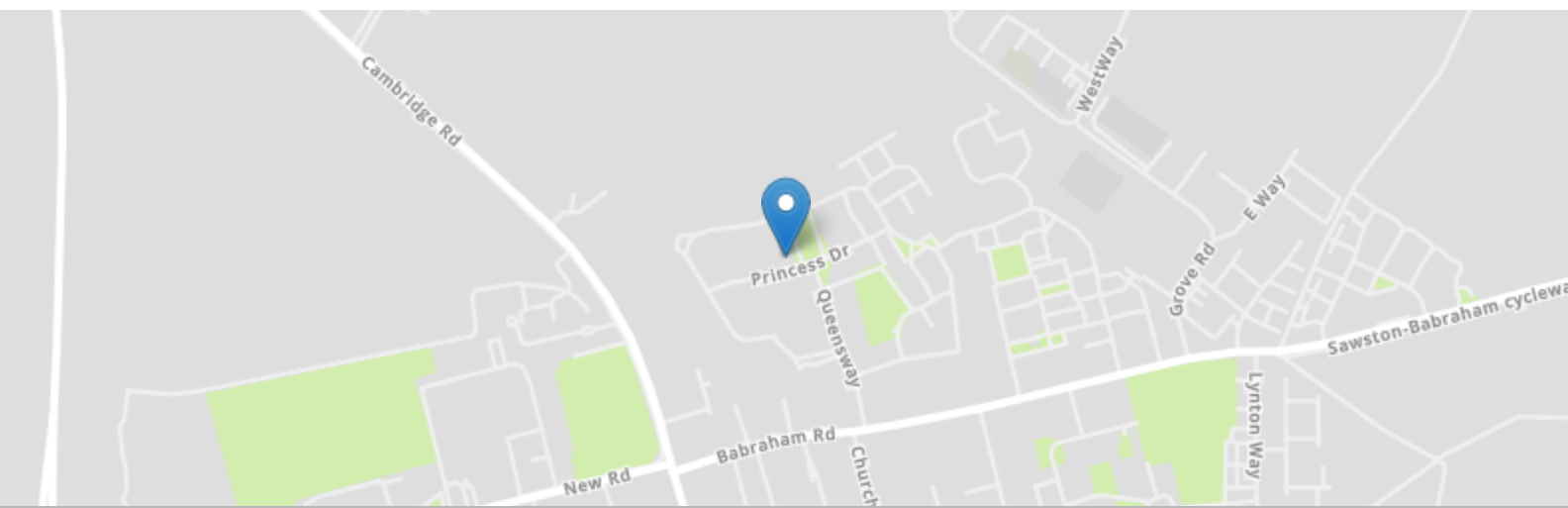


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	82
(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	

- SELF CONTAINED ANNEXE
- CLOAKROOM
- EXTENDED PROVIDING VERSATILE ACCOMMODATION
- WELL APPOINTED
- RE-FITTED SHOWER ROOM
- MAIN HOUSE COUNCIL TAX BAND - D
- ANNEXE COUNCIL TAX BAND - A
- SOLAR PANNELS
- EPC - C / 78



A superb family home, positioned on one of the most popular roads, within this thriving village, benefiting from being offered for sale, with a generous self contained annexe, including its own private garden, the annex is presented to a very high standard. Your attention is drawn directly to the rear of the property with its open plan kitchen / dining and family space, which straight away you can tell is the hub of this family home.

The property is of Tru-steel construction and accommodation comprises in the main house entrance hall, cloakroom, lounge, kitchen / dining / family area, three first floor bedrooms and shower room. In the annexe accommodation comprises entrance hallway, lounge / kitchen / dining, bedroom, 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 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 entrance door, downlights, wooden flooring, doors leading to.

CLOAKROOM

Two piece cloakroom suite comprising low level w/c and wash hand basin, downlights, wooden flooring, radiator.

HALLWAY

Double-glazed window to side aspect, stairs leading to first floor, doors leading to.

LOUNGE

4.46m x 3.79m (14' 8" x 12' 5")

Double-glazed window to front aspect, wooden flooring, radiator.

KITCHEN

3.015m x 2.62m (9' 11" x 8' 7")

Benefiting from being of open plan design and leading into dining room / family room. Double-glazed window to side aspect, range of high level and low level units, incorporating fitted appliances including range oven with six ring gas burner, extractor hood, additional oven, single sink drainer with mixer taps, plumbing for washing machine, plumbing for dishwasher, downlights, tiled flooring, flowing through.

DINING ROOM / FAMILY ROOM

5.119m > 2.977 x 4.88m > 2.764 (16' 10" > 9' 9" x 16' 0" > 9' 1")

Benefiting from being of open plan design, with light flooding through via the double-glazed French doors and window to rear aspect and two Velux windows to rear aspect, downlights, tiled flooring, two radiators.

LANDING

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

BEDROOM ONE

3.12m x 3.11m (10' 3" x 10' 2")

A good size master bedroom with double-glazed window to front aspect, bank of fitted wardrobes with shelving, hanging and storage space, wooden flooring, radiator.

BEDROOM TWO

3.268m x 2.92m (10' 9" x 9' 7")

Benefiting from a bank of fitted wardrobes with shelving, hanging and storage space, double-glazed window to rear aspect, wooden flooring, radiator.

BEDROOM THREE

2.58m x 2.47m (8' 6" x 8' 1")

Double-glazed window to front aspect, over stairs storage cupboard, radiator.

SHOWER ROOM

Re-fitted and well designed shower room, comprising low level w/c, wash hand basin, shower cubicle, downlights, part tiled walls, wooden flooring, radiator.

ANNEX

A superbly and well laid out, self contained annex with three main area's, firstly open plan living space comprising of fitted kitchen and lounge area 6.25m x 2.61m (20' 6" x 8' 7") , bedroom area 3.5m x 2.62m (11' 6" x 8' 7") , shower room 2.17m x 1.49m (7' 1" x 4' 11") Further more the annex benefits from an entrance hallway and private garden area.

GARDEN

A generous patio paved area, leading from the rear of the property, further area laid to lawn and enclosed by panel fencing with side access, timber framed storage shed.

TO THE FRONT OF THE PROPERTY

A generous block paved area providing ample off road parking and access to side.

AGENTS NOTES

The property is sold with the benefit of Solar Panels, these are not owned outright, these are leased with A shade greener company. Details and terms of the solar panels, should be checked prior to exchange of contracts via your solicitors.

The property is of Tru Steel construction and the seller has informed us, it previously had cavity wall insulation, this has now been removed and certification is available via solicitors.

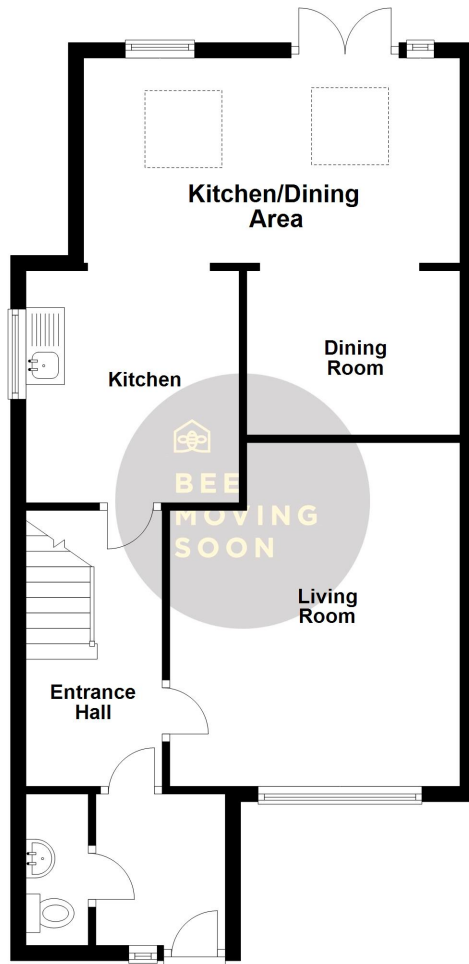
The property has a self contained Annexe with its own council tax banding, details and terms of this should be checked prior to exchange of contracts via your solicitors.

FLOORPLAN

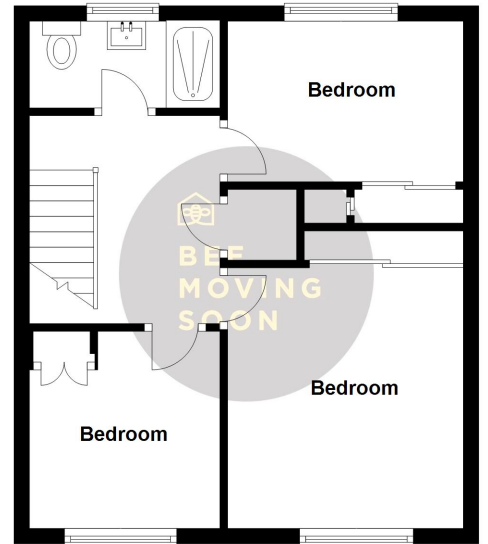
Annexe



Ground Floor



First Floor



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





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