



## 22 Gosling Way

Sawston  
CB22 3DZ

Guide Price  
**£395,000**



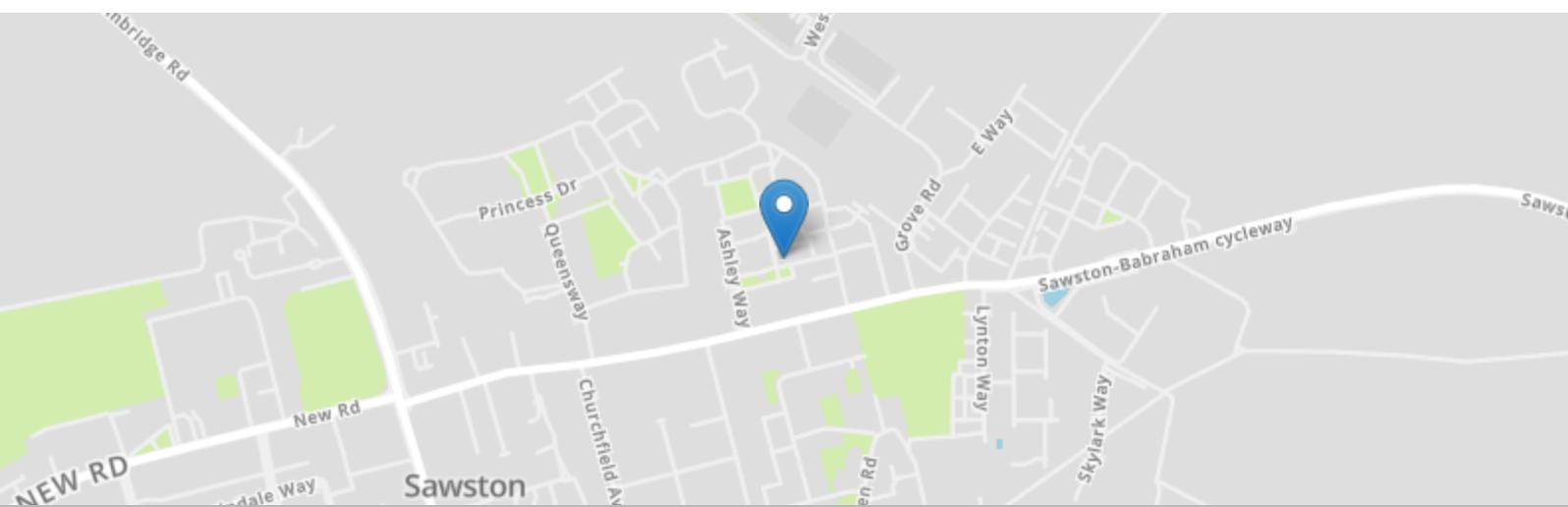
**BEE MOVING SOON**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

- EXTENDED
- WELL PRESENTED
- OPEN PLAN LIVING
- RE-FITTED BATHROOM
- CLOAKROOM
- TRAFFIC FREE LOCATION
- GARAGE EN-BLOC
- COUNCIL TAX BAND - C
- EPC - 65/D
- SQ FT - 958.8



Bee Moving Soon are delighted to bring to the market this three bedroom extended semi-detached home, which benefits from being positioned in a traffic free location on the Northern edge of this thriving village. This family home has been modernised with love, care and attention to detail by its current owners, to maximise the versatile living accommodation. Your attention is drawn directly to the rear of the property with its generous dining room / family room providing views over the enclosed rear garden.

The property is of traditional brick construction and accommodation comprises entrance hallway, lounge, dining room / family room, kitchen, rear lobby, cloakroom, landing, three first floor bedrooms and bathroom, garage en-bloc.

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, storage cupboard, wooden flooring, door to.

#### LOUNGE

4.45m x 3.92m (14' 7" x 12' 10")

A bright and welcoming reception room with light flooding in via the double-glazed window to front aspect, wooden flooring flowing into dining room, two radiators.

#### DINING ROOM / FAMILY ROOM

6.5m x 2.53m (21' 4" x 8' 4")

Bright and versatile space, with light flooding through via the double-glazed patio doors to rear aspect, wooden flooring, two radiators.

#### KITCHEN

2.70m x 2.55m (8' 10" x 8' 4")

Double-glazed window to rear aspect, range of wall and base mounted units with inset single sink drainer with mixer taps, dishwasher, plumbing for washing machine, extractor hood, part tiled walls.

#### REAR LOBBY

Double-glazed door leading to garden, door leading to.

#### CLOAKROOM

Obscure double-glazed window to rear aspect, two piece cloakroom suite comprising low level w/c and wash hand basin, tiled flooring.

#### LANDING

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

#### BEDROOM ONE

3.36m x 3.34m (11' 0" x 10' 11")

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

#### BEDROOM TWO

3.3m x 2.67m (10' 10" x 8' 9")

A further double bedroom with double-glazed window to rear aspect, double wardrobe with shelving, hanging and storage space, radiator.

#### BEDROOM THREE

2.34m x 1.97m (7' 8" x 6' 6")

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

#### BATHROOM

Obscure double-glazed window to rear aspect, Re-fitted white three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower taps over, part tiled walls, heated towel rail.

#### TO THE FRONT OF THE PROPERTY

Area laid to lawn with mature plants and shrubs, entrance pathway, side gate to rear.

#### GARDEN

Initial patio paved summer terrace seating area leads from the rear of the house, area laid to lawn with mature plants and shrubs, timber framed storage shed.

#### GARAGE

En-bloc with up and over door.

# FLOORPLAN

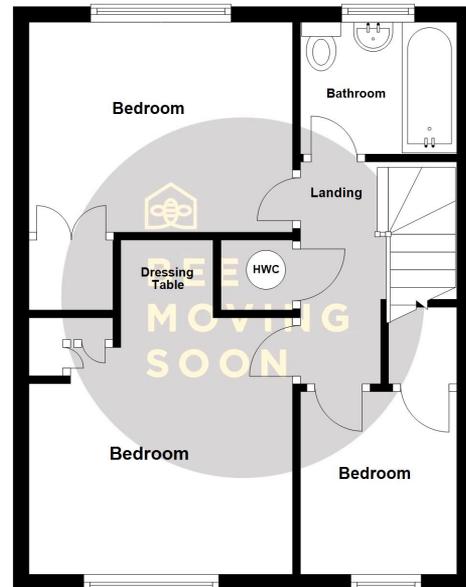
## Ground Floor

Approx. 51.3 sq. metres (552.6 sq. feet)



## First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 90.2 sq. metres (970.5 sq. feet)

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





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