



20 Meadowfield Road

Sawston
CB22 3HS

£425,000

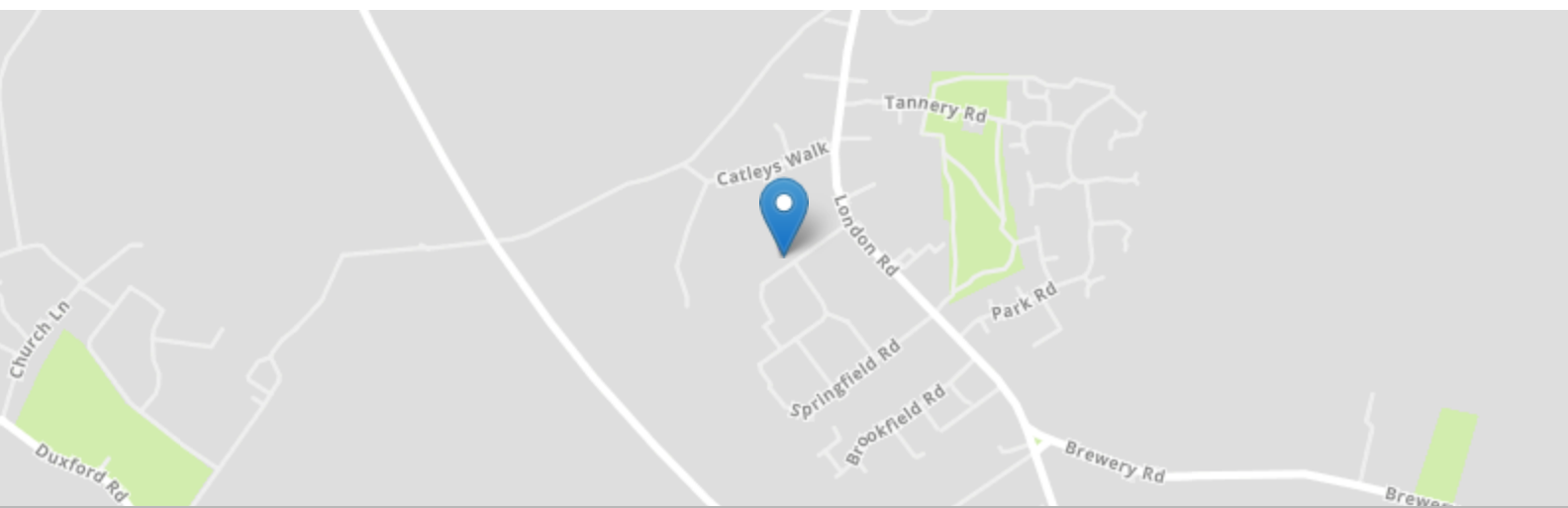


BEE MOVING SOON



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

OPEN PLAN LIVING
WELL APPOINTED
MODERNISED TO HIGH STANDARD
MATURE GARDEN
WHITTLESFORD RAILWAY STATION
0.8 MILES
EPC D / 65
COUNCIL TAX BAND - D
SQ FT - 953.6



Bee Moving Soon are delighted to be marketing, this bright, spacious and welcoming three bedroom family home, which is located on the popular Southern side of this thriving village, providing excellent access to all the local amenities this thriving village has to offer. The property has been modernised by its current owners with love care and attention to detail, with your attention drawn directly to the modern and welcoming open plan re-fitted kitchen / dining and family room to the rear of the property which provides views over the established rear garden.

The Property is of traditional brick construction and accommodation comprises, entrance hall, lounge, kitchen / dining / family room, three first floor bedrooms, bathroom, garage & parking.

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 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 accommodation, wooden flooring, radiator; doors leading to.

LOUNGE

4.8m x 3.4m (15' 9" x 11' 2")

A welcoming main reception room with double-glazed window to front aspect, feature fireplace with log burning stove, radiator.

KITCHEN / DINING LEADING TO FAMILY ROOM

4.8m x 4.0m (15' 9" x 13' 1")

As soon as you enter this space, you feel right at home, light floods through via the double-glazed French doors and double glazed- windows in the Family Room. Re-fitted and well appointed modern kitchen, with range of high level and low level fitted units, incorporating fitted appliances including double oven, gas hob, extractor, fridge, freezer, dishwasher; one and half sink drainer with mixer taps, utility cupboard with plumbing for washing machine, downlights, wooden flooring, radiator.

FAMILY ROOM

4.3m x 1.7m (14' 1" x 5' 7")

Leading from the open plan Kitchen / dining room a versatile space, which has had many uses over recent years including family room, playroom, home office. Providing views and access to the mature garden, radiator; wooden flooring.

LANDING

Loft access, airing cupboard housing wall mounted boiler; doors leading.

BEDROOM ONE

4.26m x 2.94m (14' 0" x 9' 8")

A generous master bedroom which benefits from a bank of fitted wardrobes with shelving, hanging, draws and storage space, further double wardrobe with additional bespoke draw storage to side, double-glazed window to front aspect, radiator.

BEDROOM TWO

2.7m x 2.42m (8' 10" x 7' 11")

Double-glazed window to rear aspect, radiator.

BEDROOM THREE

2.41m x 2.02m (7' 11" x 6' 8")

Double-glazed window to rear aspect, radiator.

FAMILY BATHROOM

A well- appointed and re-fitted white three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower over; obscure double-glazed window to side aspect, downlights, part tiled walls, tiled flooring, heated towel rail.

TO THE FRONT OF THE PROPERTY

A wide variety of mature plants, trees and shrubs, area laid to lawn, driveway providing ample parking and access to garage.

GARDEN

An established and mature rear garden, which has an wide variety of mature plants and shrubs providing an abundance of colour; initial summer terrace seating area, leading from the rear of the property, majority laid to lawn with further wooden decked breakfast decking area.

GARAGE

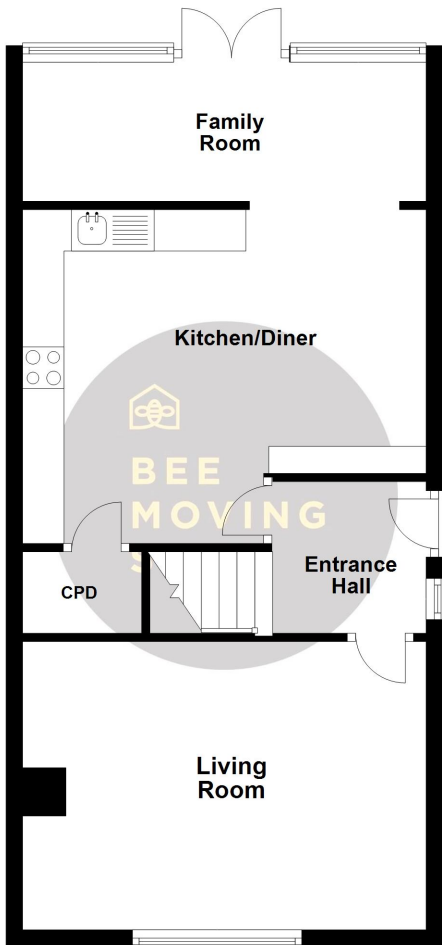
4.68m x 2.58m (15' 4" x 8' 6")

Up and over door; power and light, convenience door to rear.

FLOORPLAN

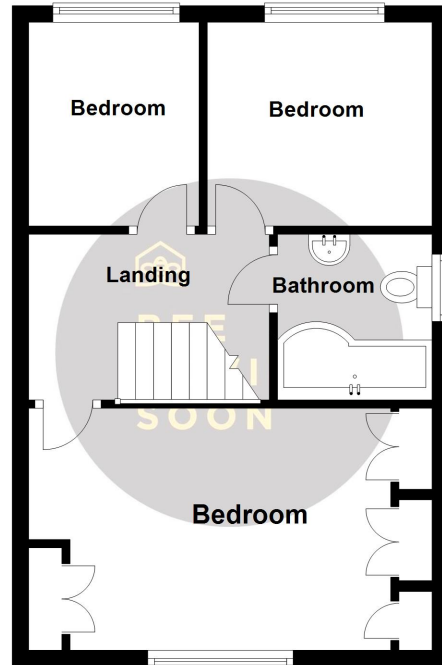
Ground Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



Total area: approx. 88.6 sq. metres (953.6 sq. feet)

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





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