



20 Gosling Way

Sawston  
CB22 3DZ

Guide Price  
**£385,000**




**BEE MOVING SOON**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(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> <small>EU Directive 2002/91/EC</small> 		

VERY WELL PRESENTED

OPEN PLAN LIVING

TRAFFIC FREE LOCATION

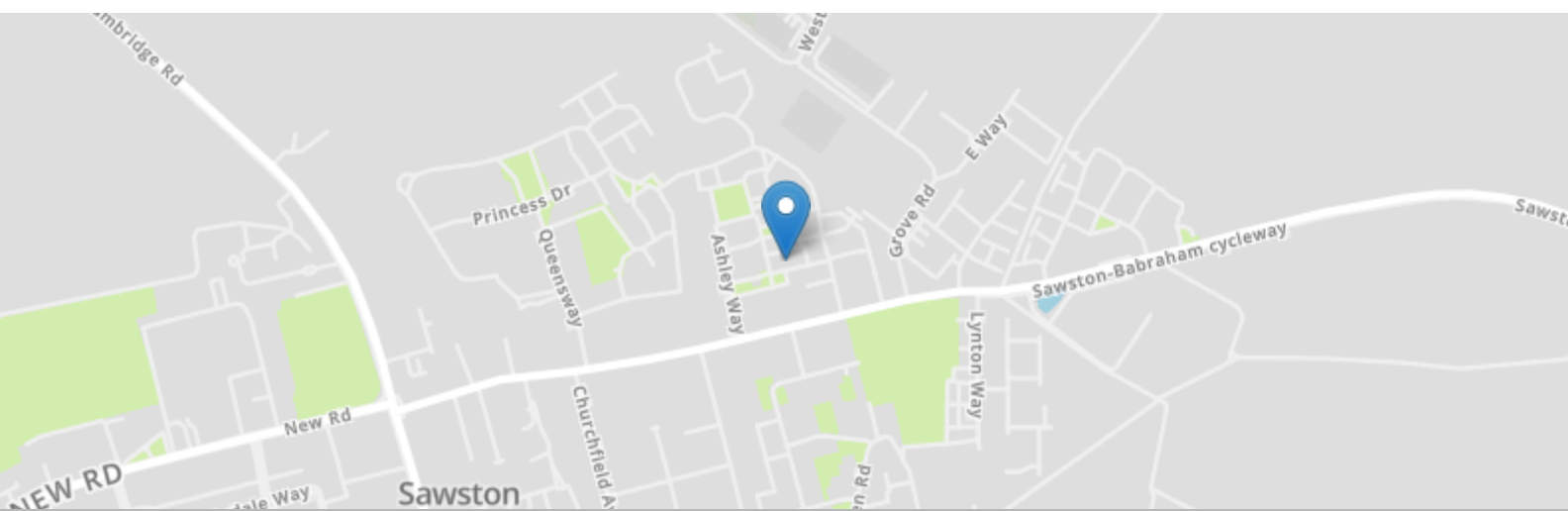
MANICURED GARDEN

EPC - C / 74

SQ FT - 792

COUNCIL TAX BAND - C

GARAGE EN-BLOC





Positioned in this traffic free location, on the Northern edge of this thriving village and over looking an open green space, is this exceptionally well-presented, three bedroom semi-detached home, which has been modernised to a high standard by its current owners with love, care and attention to detail. Your attention is drawn to the practical and light, open plan, lounge and dining room, which seamlessly flows into the Kitchen. Patio doors lead from the dining room, providing access and views of the manicured rear garden.

The property is of traditional brick construction and accommodation comprises, entrance hallway, lounge, dining room, kitchen, 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 near to 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 technology and high-tech facilities over the years. 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

4.71m x 3.92m (15' 5" x 12' 10")

A bright and welcoming main reception room which benefits of being of open plan design leading to dining room, double-glazed window to front aspect with bespoke fitted shutters, furthermore your attention is drawn to the feature fireplace with its Oak mantle beam and bespoke storage and shelving into recess, radiator; wooden flooring flows into dining room.

### DINING ROOM

2.79m x 2.401m (9' 2" x 7' 11")

Light floods through via the double-glazed patio doors providing views and access to the manicured rear garden, wooden flooring, radiator.

### KITCHEN

2.728m x 2.553m (8' 11" x 8' 5")

An initial breakfast bar / entertaining space leads you from the dining room to the kitchen, fitted kitchen with a range of high level and low level units, including glass display units, integral appliances including Belling 5 Ring hob with double oven under; single sink drainer with mixer / utility tap, dishwasher; plumbing for washing machine, wall mounted boiler; part tiled walls, wooden flooring.

### LANDING

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

### BEDROOM ONE

4.1m x 2.78m (13' 5" x 9' 1")

A generous master bedroom, benefiting from two wardrobes with shelving, hanging and storage space, double-glazed window to front aspect, radiator.

### BEDROOM TWO

2.78m x 2.68m (9' 1" x 8' 10")

Further double bedroom with double-glazed window to rear aspect, bank of fitted wardrobes, with bespoke, fold and slide double bed, further shelving, hanging and storage space, radiator.

### BEDROOM THREE

3.04m x 1.98m (10' 0" x 6' 6")

A good sized third bedroom with double-glazed window to front aspect, wardrobe with shelving, hanging and storage space, radiator.

### BATHROOM

Obscure double-glazed windows to side and rear aspects, three piece modern white bathroom suite, inset in range of bathroom furniture, suite comprising low level w/c, wash hand basin, bath with shower over; heated towel rail, part tiled walls, downlight.

### TO THE FRONT OF THE PROPERTY

A mature and well stocked front garden, with a wide variety of mature plants and shrubs, entrance pathway and side access gate.

### GARDEN

Fully enclosed by panel fencing with side access gate. You can tell straight away this garden has been very much loved and enjoyed by the current owners, an array of colour is provided by the wide variety of mature plants and shrubs, including rose bushes and established shrubs. Initial summer terrace seating area leads from the rear of the property to enjoy those summer evenings, entertaining friends and family, majority laid to lawn garden, to the rear of the garden is a timber framed storage shed.

### GARAGE

En-bloc with up and over door

### AGENTS NOTES

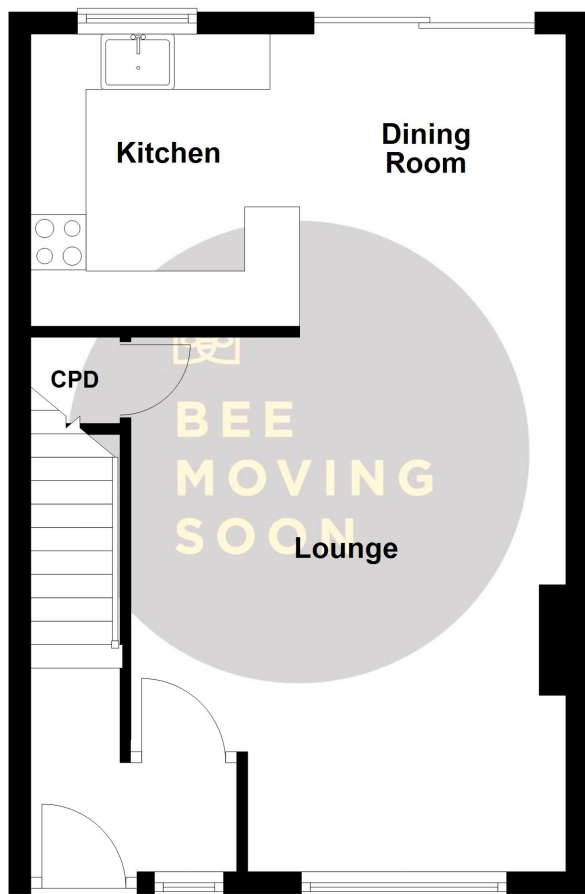
The owner has informed us that the child's timber framed play house will be removed.



## FLOORPLAN

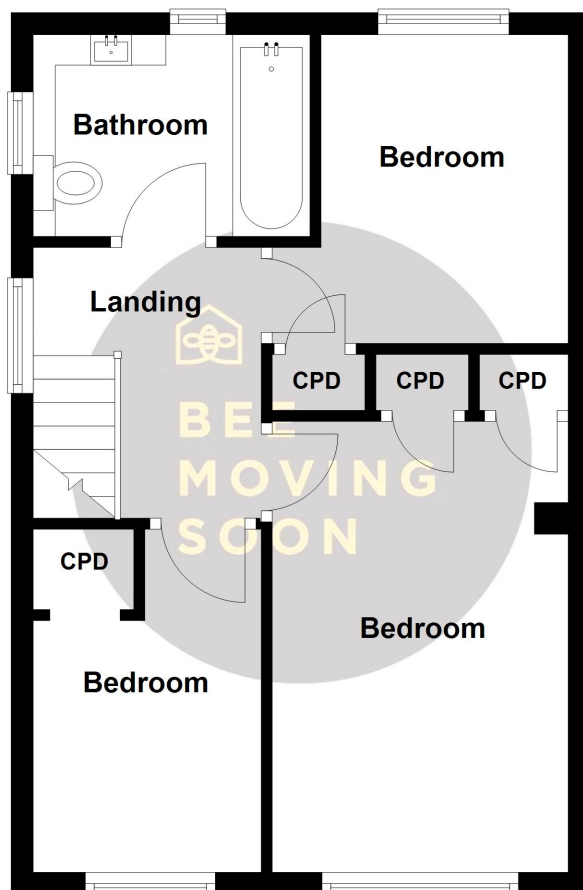
### Ground Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



### First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



Total area: approx. 73.5 sq. metres (791.4 sq. feet)







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