



25 Sunderlands Avenue

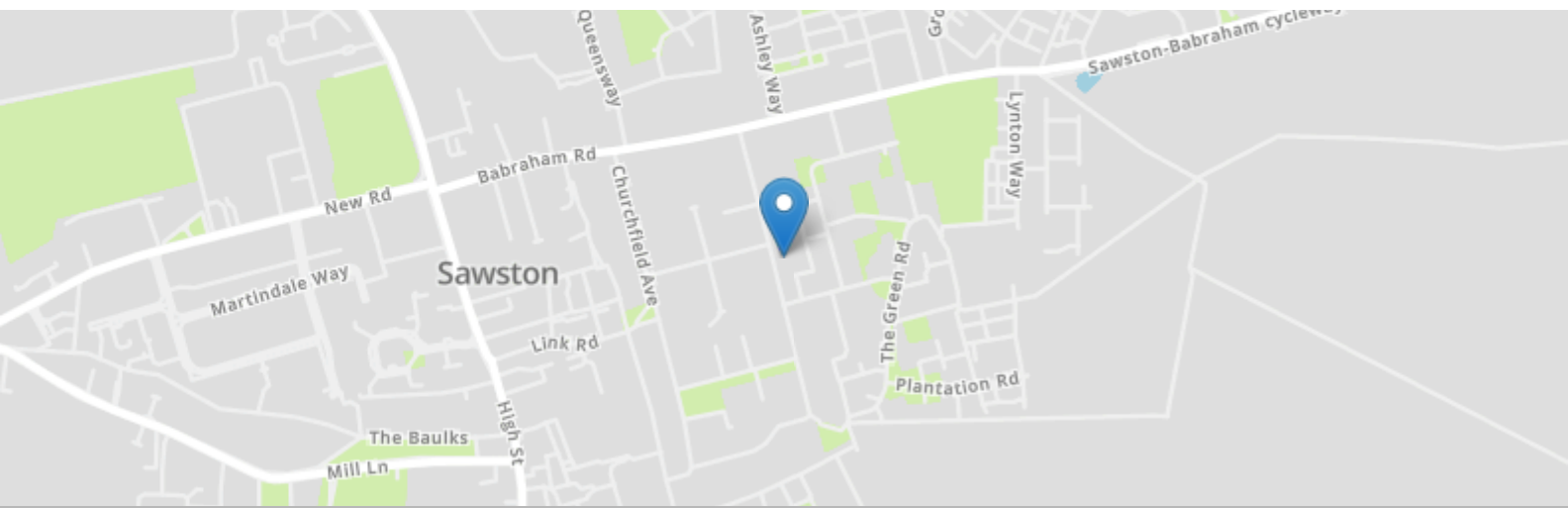
Sawston
CB22 3JU

Offers in Region of
£425,000



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 72 | |
| (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 | |

WELL APPOINTED
EXTENDED PROVIDING VERSATILE ACCOMMODATION
OPEN PLAN LIVING
CLOAKROOM
HOME OFFICE
EPC - C / 72
COUNCIL TAX BAND - D
SQ FT - 1175.8



Centrally located, within the heart of this thriving village, which is positioned to the South of the City, is this bright, spacious and welcoming three / four bedroom property which benefits from versatile accommodation arranged over two floors and approaching 1200 sq ft. Your attention is drawn directly to the modern and well-appointed fitted kitchen which benefits from being of open plan design into the dining and living space, light floods through via Velux windows to rear aspect and the double-glazed French doors providing views and access over the generous rear garden.

The property is of traditional construction and accommodation comprises entrance hall, cloakroom, lounge, kitchen, dining room, family room / bedroom four, three first floor bedrooms and a well-appointed family bathroom.

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 and double-glazed window to front aspect, storage cupboard, stairs rising to first floor, radiator, wooden flooring, doors leading to.

CLOAKROOM

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

LIVING ROOM

3.73m x 3.674m (12' 3" x 12' 1")

Benefiting from being of open plan design leading into kitchen / dining spaces, radiator.

DINING ROOM

2.66m x 2.37m (8' 9" x 7' 9")

Light floods in via the two Velux windows and double-glazed French doors providing views and access to the enclosed rear garden, Karndean flooring, radiator.

KITCHEN

5.6m x 2.07m (18' 4" x 6' 9")

A well-appointed and modern fitted kitchen with a range of high level and low level units, incorporating fitted appliances including oven with five ring gas hob, extractor, dishwasher, single sink drainer with mixer taps, plumbing for washing machine, double-glazed window to rear aspect, Velux window to rear aspect, downlights, Karndean flooring, radiator.

FAMILY ROOM / BEDROOM FOUR

3.67m x 3.33m (12' 0" x 10' 11")

A versatile space which has had many uses over the recent years, double-glazed window to front aspect, wooden mantle with inset feature fireplace, radiator.

LANDING

Loft access, light shoot, radiator, doors leading to.

BEDROOM ONE

3.33m x 3.13m (10' 11" x 10' 3")

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

BEDROOM TWO

3.7m x 2.79m (12' 2" x 9' 2")

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

BEDROOM THREE

2.72m x 2.29m (8' 11" x 7' 6")

Double-glazed window to front aspect, over stairs storage and hanging space, radiator.

BATHROOM

Well-appointed, modern four piece bathroom suite comprising shower cubicle, wash hand basin inset in vanity, low level w/c, bath, obscure double-glazed window to rear aspect, part tiled walls, Karndean flooring, downlights, heated towel rail.

LOFT STORAGE SPACE

Accessed by pull down stairs in landing, power and light, Velux window to rear.

TO THE FRONT OF THE PROPERTY

Generous block paved driveway, providing ample off road parking, side access gate.

GARDEN

Generous mature garden which is in excess of 70ft and fully enclosed by panel fencing with double gates to rear, initial summer terrace seating area to the rear of the house, leading to a laid to lawn garden with further area of wood chip designed as child's play space.

HOME OFFICE

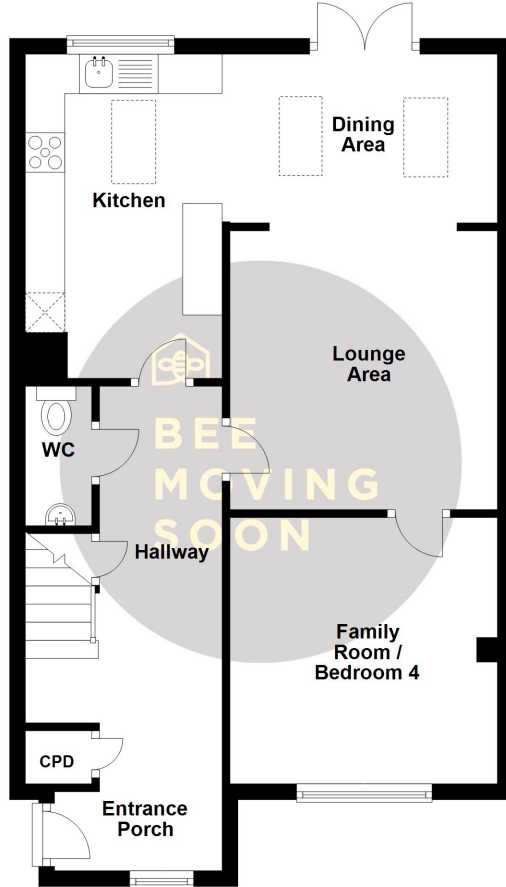
4.65m x 3.43m (15' 3" x 11' 3")

Of timber framed construction with double-glazed entrance doors, power and light.

FLOORPLAN

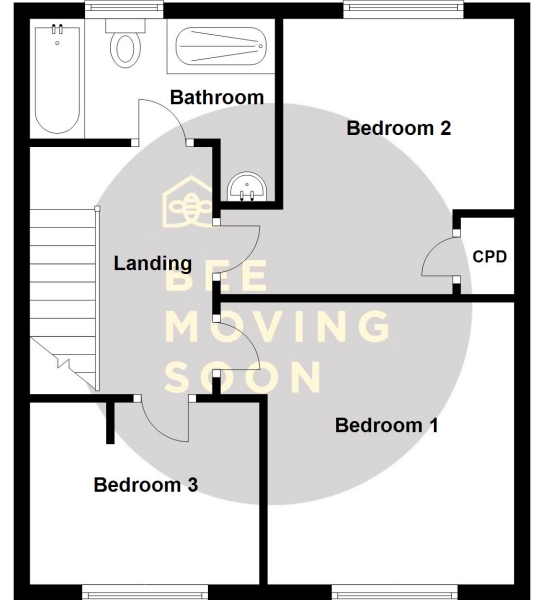
Ground Floor

Approx. 65.1 sq. metres (701.2 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



Total area: approx. 109.2 sq. metres (1175.8 sq. feet)

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





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