



17 Evans Way

Sawston
CB22 3BX

£350,000

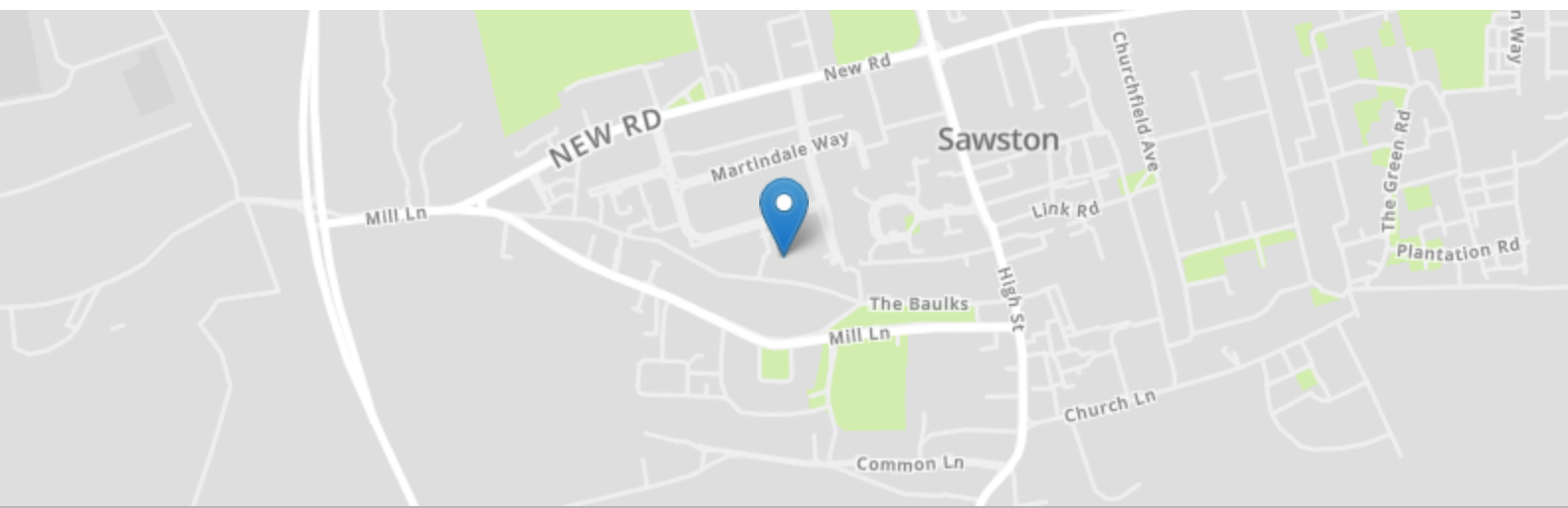


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

EXTENDED
BATHROOM & SHOWER ROOM
TWO RECEPTION ROOMS
GENEROUS ENCLOSED REAR GARDEN
COUNCIL TAX BAND - C
EPC - D / 68
SQ FT - 1035.6



Tastefully extended, three bedroom semi-detached family home, which is located in this cul-de-sac location within the heart of this thriving village. The property benefits from spacious and versatile accommodation with your attention drawn to the rear of the property which provides views over the generous mature garden.

The property is of Wimpy no-fines construction and accommodation comprises entrance hall, lounge, dining room, kitchen / breakfast room, shower room, three first floor bedrooms, bathroom, seperate w/c.

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; wooden flooring, radiator; doors leading to.

LOUNGE

5.45m x 3.24m (17' 11" x 10' 8")

A welcoming main reception room with double-glazed window to front aspect, downlights, wooden flooring flowing through, radiator; door leading to.

DINING ROOM

2.7m x 2.4m (8' 10" x 7' 10")

A versatile space which is currently being used as a dining room, however could be a ground floor bedroom with shower room. Double-glazed French doors and windows provide views and access to enclosed garden, wooden flooring, door to shower room.

SHOWER ROOM

Three piece shower suite comprising low level w/c, wash hand basin, shower cubicle, downlights, heated towel rail.

KITCHEN / BREAKFAST

5.451m x 3.147m x 4.038m > 2.139m (17' 11" > 10' 4" x 13' 3" > 7' 0")

Fitted kitchen with a range of high level and low level fitted units, inset single sink drainer with mixer taps, plumbing for washing machine, plumbing for dishwasher; double-glazed windows to side and rear aspects, double-glazed door to side, downlights, under stairs storage cupboard, radiator.

LANDING

Double-glazed window to rear; doors leading to.

BEDROOM ONE

3.615m x 3.04m (11' 10" x 10' 0")

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

BEDROOM TWO

3.24m x 2.98m (10' 8" x 9' 9")

A further double bedroom with double-glazed window to front aspect, over stairs cupboard with storage space, radiator.

BEDROOM THREE

2.45m x 2.4m (8' 0" x 7' 10")

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

BATHROOM

Obscure double-glazed window to rear aspect, wash hand basin, bath with shower over; downlights, radiator.

SEPARATE W/C

Obscure double-glazed window to rear; low level w/c.

TO THE FRONT OF THE PROPERTY

Enclosed by dwarf fencing with entrance gate and pathway, laid to lawn.

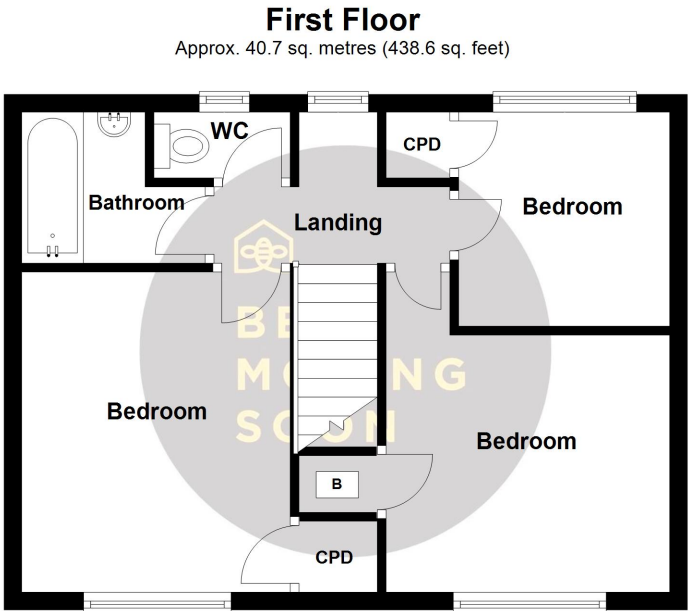
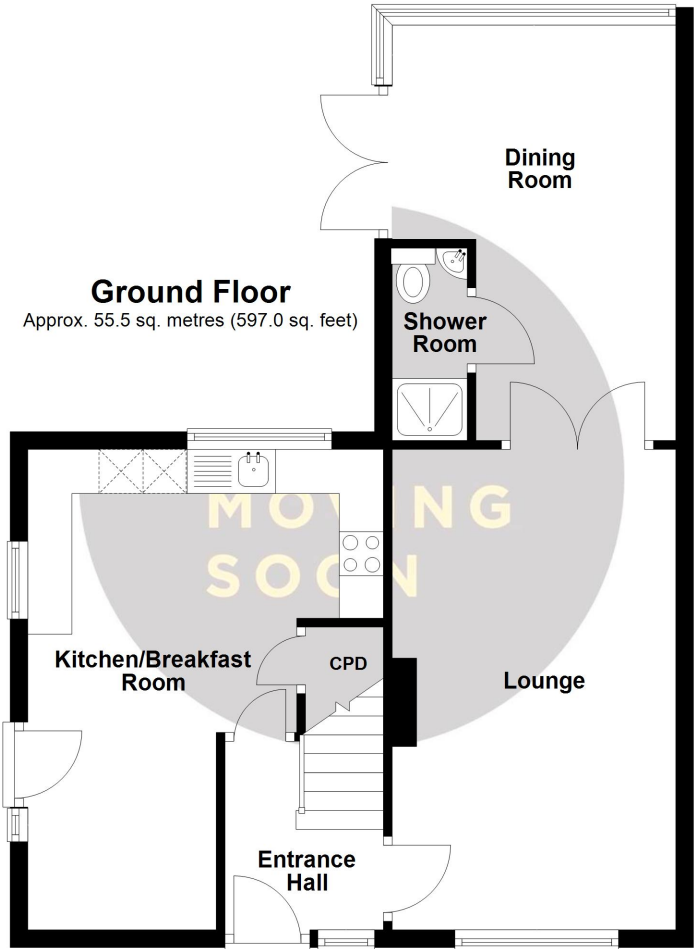
GARDEN

Generous garden which is majority laid to lawn with patio area, enclosed by panel fencing with side access gate, timber framed storage shed.

PARKING

Communal parking spaces can be found, located in the cul-de-sac to the front of the property.

FLOORPLAN



Total area: approx. 96.2 sq. metres (1035.6 sq. feet)

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





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