



23 Westmoor Avenue

Sawston  
CB22 3BU

£350,000



BEE MOVING SOON



## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | <b>88</b> |
| (69-80) <b>C</b>                            | <b>73</b>                  |           |
| (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>        | EU Directive<br>2002/91/EC |           |

**VERY WELL PRESENTED**  
**CLOAKROOM & UTILITY**  
**RE-FITTED KITCHEN**  
**GENEROUS GARDEN**  
**EPC - C / 73**  
**SQ FT - 880.7**  
**OFF ROAD PARKING**  
**COUNCIL TAX BAND - C**



Bee Moving Soon are delighted to be marketing this exceptionally well presented, three bedroom family home, which is positioned in the heart of the village. The property has been modernised by its current owners with love, care and attention to details, with your attention drawn directly to the well appointed kitchen / Breakfast room which provides views over the generous mature rear garden. A viewing of this property is a must to fully appreciate all it has to offer.

The property is of Wimpy No-fines construction and accommodation comprises entrance hallway, cloakroom, lounge / dining room, kitchen / breakfast room, utility room, three first floor bedrooms, bathroom, parking and garden.

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 the 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; tiled flooring, radiator; doors leading to.

### CLOAKROOM

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

### LOUNGE / DINING ROOM

5.48m x 3.274m (18' 0" x 10' 9")

Benefiting from being of dual aspect allowing light to flow through via the double-glazed window to front aspect and the Double-glazed door to rear aspect, also providing access to garden, wooden flooring, feature wooden mantle surround, radiator.

### KITCHEN / BREAKFAST ROOM

4.03m x 3.202m (13' 3" x 10' 6")

A modern and well presented re-fitted kitchen with a range of high level and low level fitted units, incorporating appliances including oven, induction hob, extractor, dish washer, double butlers sink with mixer taps, double-glazed windows to rear and side aspect, tiled flooring, radiator, opening to utility space.

### UTILITY SPACE

Double-glazed window and door to side aspect, plumbing for washing machine, tiled flooring.

### LANDING

Loft access, double-glazed window to rear aspect, doors leading to.

### BEDROOM ONE

3.69m x 3.129m (12' 1" x 10' 3")

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

### BEDROOM TWO

3.29m x 2.936m (10' 10" x 9' 8")

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

### BEDROOM THREE

2.46m x 2.45m (8' 1" x 8' 0")

A good size third bedroom benefiting from single wardrobe, double-glazed window to rear aspect, radiator.

### BATHROOM

Two double-glazed windows to rear aspect, three piece bathroom suite comprising low level w/c, wash hand basin, bath with shower over; part tiled walls, radiator.

### TO THE FRONT OF THE PROPERTY

The property benefits from a generous block paved area to the front providing off road parking, area laid to lawn with pathway to side leading to rear garden and timber canopy.

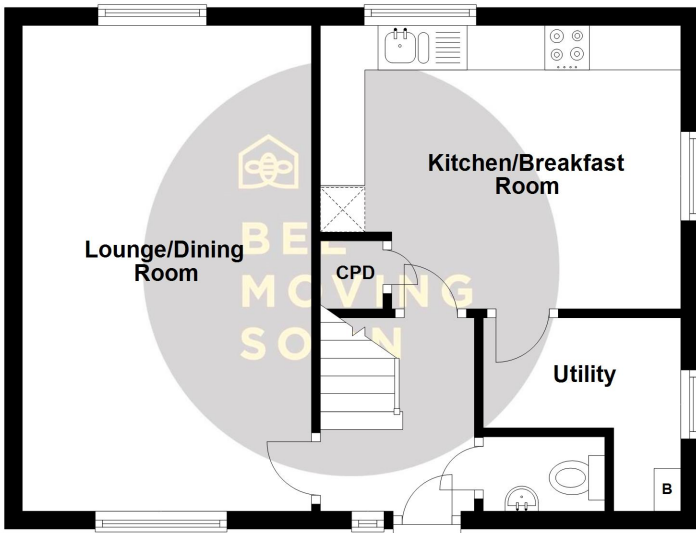
### GARDEN

A generous enclosed rear garden which is majority laid to lawn, with a wide variety of mature plants and shrubs set to edges.

# FLOORPLAN

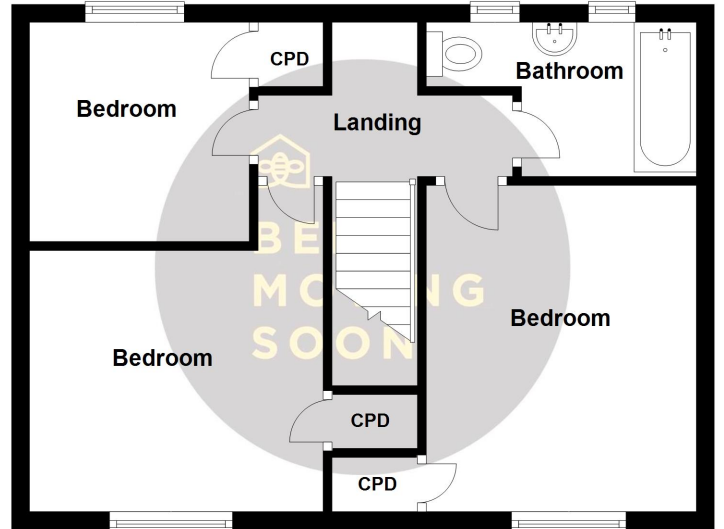
## Ground Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



## First Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



Total area: approx. 81.8 sq. metres (880.8 sq. feet)

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





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