



30 Dale Way

Sawston  
CB22 3LE

£625,000



BEE MOVING SOON



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>82</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 2002/91/EC	

**VERSATILE ACCOMMODATION**  
**MASTER BEDROOM EN-SUITE**  
**OPEN PLAN KITCHEN / DINING ROOM**  
**GARAGE & AMPLE PARKING**  
**COUNCIL TAX BAND - A & D**  
**SPACIOUS ANNEXE**  
**SQ FT - 2162.6**  
**EPC - C / 75**



Positioned on a corner plot, in the heart of this thriving South Cambridgeshire village, is this spacious and versatile, four bedroom semi-detached family home, which benefits from a one bedroom self-contained annexe to the side, making this an ideal home for any growing family or perfect for two families living together. The property has versatile accommodation approaching 2200 sq ft which is tastefully arranged over the two floors. Your attention is drawn directly to the welcoming kitchen / dining room which straight away, you can tell is the hub of this much loved family home. The owners feel one of the things they will miss the most about the property, is the spacious annexe which has been perfect for family and friends to stay in, over recent years.

The property is of traditional brick construction and accommodation comprises entrance hall, cloakroom, lounge, conservatory, kitchen / dining room, master bedroom with En-suite, three further bedrooms and family bathroom. Annexe kitchen / dining room, lounge, bedroom with walk in wardrobe, shower room.

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 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

A welcoming entrance hallway with double-glazed door to front aspect, double-glazed window to side aspect, stairs rising to first floor accommodation, wooden effect flooring, radiator.

### CLOAKROOM

Two piece cloakroom suite comprising low level w/c and wash hand basin, part tiled walls, tiled flooring, radiator.

### LOUNGE

5.97m x 5.46m (19' 7" x 17' 11")

A spacious lounge with light flowing through via the double-glazed window to front aspect and double-glazed French doors leading to the conservatory, further double-glazed window to rear aspect, wooden effect flooring, two radiators.

### CONSERVATORY

3.54m x 2.915m (11' 7" x 9' 7")

A versatile space which is of double-glazed and brick construction, Double-glazed French doors lead to the garden, power and light, radiator.

### KITCHEN / DINING ROOM

5.51m x 3.7m (18' 1" x 12' 2")

Benefiting from being of open plan design with double-glazed windows to front and rear aspects, range of high level and low level fitted units, integral appliances including oven, combination oven / microwave, induction hob, fridge, freezer, single sink drainer with taps, dishwasher, plumbing for washing machine, downlights, tiled flooring, radiator.

### MASTER BEDROOM

5.5m x 3.75m (18' 1" x 12' 4")

A generous master bedroom which benefits from En-suite facilities, double-glazed window to front aspect, triple wardrobe with shelving, hanging and storage space, loft access, radiator.

### EN-SUITE

Modern and well-appointed three piece shower suite, inset in a range of bathroom furniture, low level w/c, wash hand basin, walk in shower, obscure double-glazed window to rear aspect, downlights, tiled flooring, part tiled walls, heated towel rail.

### BEDROOM TWO

3.1m x 2.57m (10' 2" x 8' 5")

Double-glazed window to front aspect, wooden effect flooring, radiator.

### BEDROOM THREE

3.6m x 2.23m (11' 10" x 7' 4")

A good sized third bedroom with double-glazed window to rear aspect, wooden effect flooring, radiator.

### BEDROOM FOUR

2.69m x 2.34m (8' 10" x 7' 8")

Double-glazed window to front aspect, airing cupboard with storage space, radiator.

### BATHROOM

Modern and well-appointed three piece bathroom suite, inset in bathroom furniture, suite comprising low level w/c, wash hand basin, bath with shower over, obscure double-glazed window to rear aspect, part tiled walls, tiled flooring, downlights, heated towel rail.

### GROUND FLOOR ANNEXE

Side lobby space with double-glazed doors to front and rear aspect, door to.

### ANNEXE KITCHEN / DINING SPACE

5.9m x 5.5m > 2.7m (19' 4" x 18' 1" > 8' 10")

Two double-glazed windows to front aspect, range of wall and base mounted units, range cooker with hob, extractor hood, sink with drainer; plumbing for washing machine, plumbing for dishwasher, downlights, wooden flooring throughout, radiator

### ANNEXE LOUNGE

6.0m (max) x 3.6m (max) (19' 8" max x 11' 10" max)

Double-glazed window to side aspect, radiator.

### BEDROOM

3.5m x 2.9m (11' 6" x 9' 6")

Double-glazed window, radiator, walk in wardrobe.

### SHOWER ROOM

Well-appointed and modern three piece shower suite comprising low level w/c, wash hand basin, walk in shower cubicle, heated towel rail, tiled walls, downlights

### GARAGE AND WORKSHOP

Benefiting from a generous garage with up and over door, power and light. To the side of the garage is a workshop / store with power and light connected.

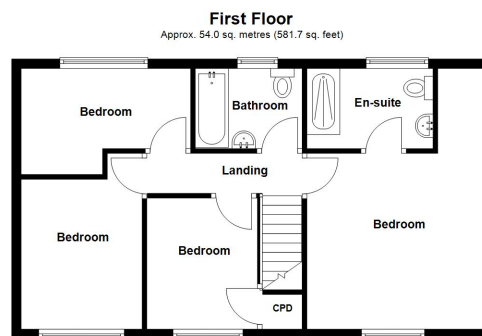
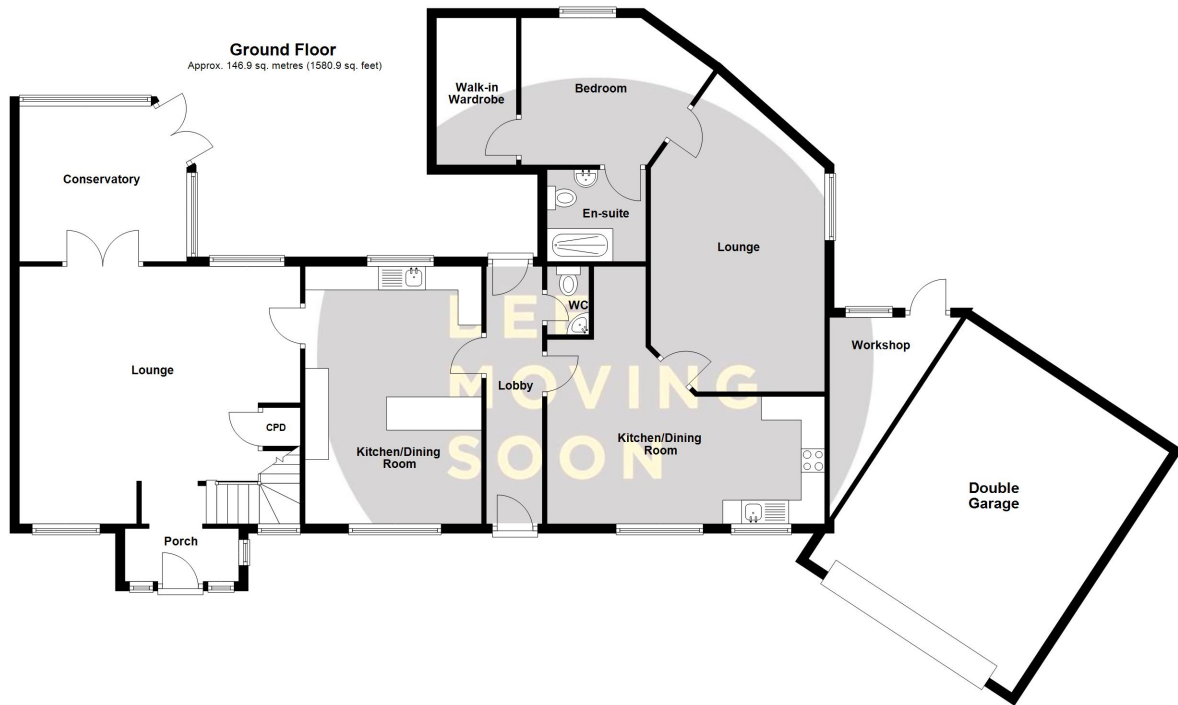
### TO THE FRONT OF THE PROPERTY

Part enclosed by brick & Ironwork surround with entrance space, block paved driveway providing, ample off road parking and access to garage.

### GARDEN

Enclosed by panel fencing, initial patio paved summer terrace seating area, leads to an area which is laid to lawn.

# FLOORPLAN



Total area: approx. 200.9 sq. metres (2162.6 sq. feet)

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





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