



2 Ashley Way

Sawston
CB22 3DY

Offers in Excess of
£425,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(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	

EXTENDED PROVIDING VERSATILE ACCOMMODATION

OPEN PLAN KITCHEN / DINING ROOM

UTILITY ROOM

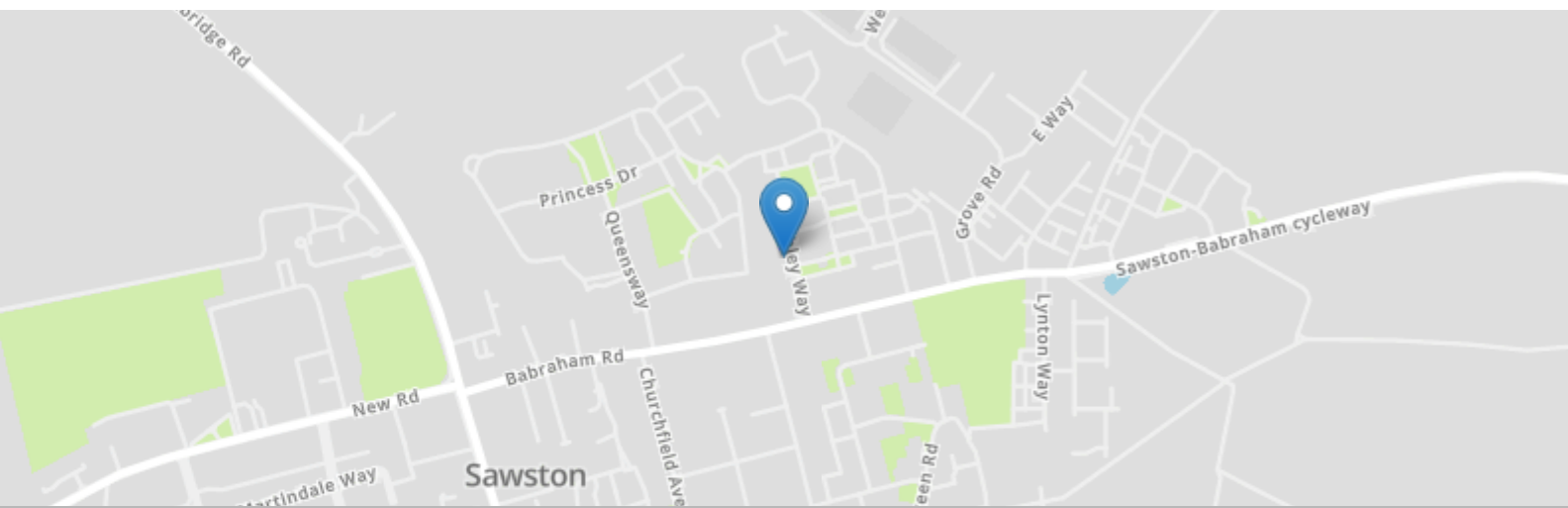
CLOAKROOM

HOME OFFICE

EPC - C / 72

COUNCIL TAX BAND - D

SQ FT - TBC



Positioned on the Northern edge, of the thriving village of Sawston, is this three bedroom semi-detached family home, which benefits from being extended to front and rear aspect, to provide spacious and bright accommodation, tastefully arranged over two floors. With your attention drawn directly to the rear of the property with its open plan Kitchen / dining room which leads onto the conservatory, providing views of enclosed garden.

The property is of traditional brick construction and accommodation comprises entrance hallway, lounge, kitchen / dining room, conservatory, utility room, cloakroom, three first floor bedrooms and bathroom, garage and home office.

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

Double-glazed entrance door; stairs to first floor; Karndean wooden flooring, doors leading to.

LOUNGE

4.77m x 4.51m (15' 8" x 14' 10")

Benefiting from being extended, with light flooding through via the double-glazed bay window to front aspect, two radiators.

KITCHEN

3.2m x 2.43m (10' 6" x 8' 0")

Benefiting from being of open plan design with Breakfast bar leading into dining space. Double-glazed window to side aspect, range of wall and base mounted units with integral oven, hob and extractor; single sink drainer with mixer taps, part tiled walls, plumbing for dishwasher.

DINING ROOM

5.34m x 2.3m (17' 6" x 7' 7")

A spacious second reception room with light flowing through via the double-glazed patio doors leading to conservatory, under stairs storage cupboard, Karndean flooring flowing through into Kitchen, radiator.

CONSERVATORY

3.87m x 1.7m (12' 8" x 5' 7")

Of double-glazed construction, wooden flooring, doors leading to garden.

UTILITY ROOM

2.27m x 1.79m (7' 5" x 5' 10")

A versatile space with door leading to cloakroom, wall and base units, plumbing for washing machine, double-glazed door to side aspect, Karndean flooring.

CLOAKROOM

Two piece white cloakroom suite, comprising low level w/c and wash hand basin, obscure double-glazed window to rear; Karndean flooring, radiator.

LANDING

Loft access, airing cupboard with wall mounted boiler; doors leading to.

BEDROOM ONE

3.7m x 2.84m (12' 2" x 9' 4")

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

BEDROOM TWO

2.65m x 2.59m (8' 8" x 8' 6")

Double-glazed window to rear aspect, radiator.

BEDROOM THREE

2.63m x 2.18m (8' 8" x 7' 2")

Double-glazed window to rear aspect, radiator.

BATHROOM

Obscure double-glazed window to side aspect, white three piece bathroom suite, inset in a range of bathroom furniture, suite comprising low level w/c, wash hand basin, bath with shower over; fully tiled walls, downlights, heated towel rail.

TO THE FRONT OF THE PROPERTY

Generous driveway, providing parking and access to garage, electric car charging point, area laid to lawn with mature shrubs.

GARDEN

One of the things the owners will miss the most about the property, is the enclosed rear garden which benefits from a entertaining space to the rear of the garden with a wooden pergola with patio seating area under and pizza oven, further area laid to lawn with raised flower beds.

GARAGE

Up and over door; power ad light, convenience door to garden.

HOME OFFICE

2.3m x 2.28m (7' 7" x 7' 6")

Double-glazed window and door to side aspect, downlights, wooden effect flooring, panel heater.

FLOORPLAN





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