



7 Bennett Way

Sawston
CB22 3FR


Offers in Region of
£450,000



BEE MOVING SOON



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	91
(69-80) C		
(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 	

NO ONWARD CHAIN

OPEN PLAN LIVING

CLOAKROOM

EN-SUITE BATHROOM IN MASTER
BEDROOM

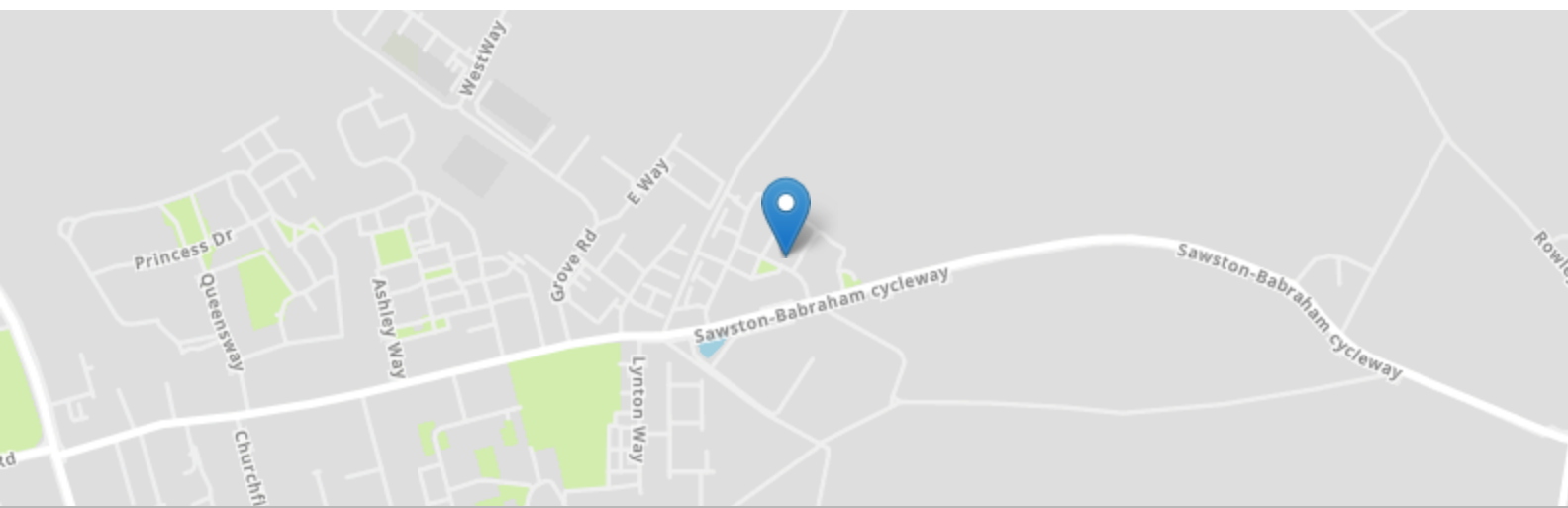
MANICURED GARDEN

CORNER PLOT

TWO ALLOCATED PARKING SPACES

COUNCIL TAX BAND - D

EPC - B / 89



Bee Moving Soon are delighted to offer for sale, this truly stunning three bedroom semi-detached property, which was built by the highly regarded and award winning builder Hill Residential in 2021. The property benefits from being positioned on a corner plot, over looking a local open green space and from being offered for sale with no onward chain. The current owners have added there own personal touches to this stunning home, to make this a modern family home with light, bright and spacious accommodation. Your attention is drawn to its welcoming and modern open plan living area with light flooding through via the double-glazed French doors and window to rear aspect, providing views over the mature and manicured rear garden.

The property is of traditional brick construction and accommodation comprises of entrance hall, fully fitted kitchen, dining and living space, cloakroom, master bedroom with En-suite, generous guest bedroom, family bathroom, bedroom three, parking to the side of the property, enclosed rear garden with summer house.

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 rising to first floor; Karndean wooden flooring, radiator doors to.

CLOAKROOM

Obscure double-glazed window to front aspect, two piece white cloakroom suite inset in vanity and storage, comprising low level w/c, wash hand basin, downlights, Karndean wooden flooring, radiator.

LOUNGE / DINING ROOM

5.99m x 5.01m (19' 8" x 16' 5")

Benefiting from being of open plan design with light flooding through this open space via the double-glazed window and French doors to rear aspect, providing views and access to the manicured garden, further double-glazed window to side aspect, generous under stairs storage cupboard, two radiators, Karndean wooden flooring, flowing through in to kitchen.

KITCHEN

3.14m x 2.76m (10' 4" x 9' 1")

A well-appointed and fully fitted kitchen with a range of high level and low level fitted units, incorporating single sink drainer with mixer taps, fitted appliances include, oven, hob, extractor, fridge, freezer, washing machine, dishwasher, wall mounted boiler; double-glazed window to front aspect, downlights, Karndean wooden flooring.

LANDING

Loft access, generous storage cupboard with shelving and storage space, further double wardrobe storage, doors leading to.

BEDROOM ONE

3.12m x 2.89m (10' 3" x 9' 6")

Benefiting from En-suite facilities, double-glazed window to front aspect, double wardrobe with shelving, hanging and storage space, radiator, door to En-suite.

EN-SUITE

A well-appointed three piece shower suite inset in vanity and storage, comprising low level w/c, wash hand basin, shower cubicle, part tiled walls, downlights, obscure double-glazed window to side aspect, heated towel rail.

BEDROOM TWO

3.86m x 2.65m (12' 8" x 8' 8")

A generous second double bedroom with double-glazed window to rear aspect, radiator.

BEDROOM THREE

2.68m x 2.32m (8' 10" x 7' 7")

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

BATHROOM

A well-appointed three piece white bathroom suite inset in vanity and storage, comprising low level w/c, wash hand basin, bath with shower taps over; part tiled walls, obscure double-glazed window to front aspect, heated towel rail.

TO THE FRONT OF THE PROPERTY

The property benefits from a mature and manicured front garden, entrance pathway. To the side of the property is an area of block paving providing two allocated parking spaces and side access gate leading to rear garden.

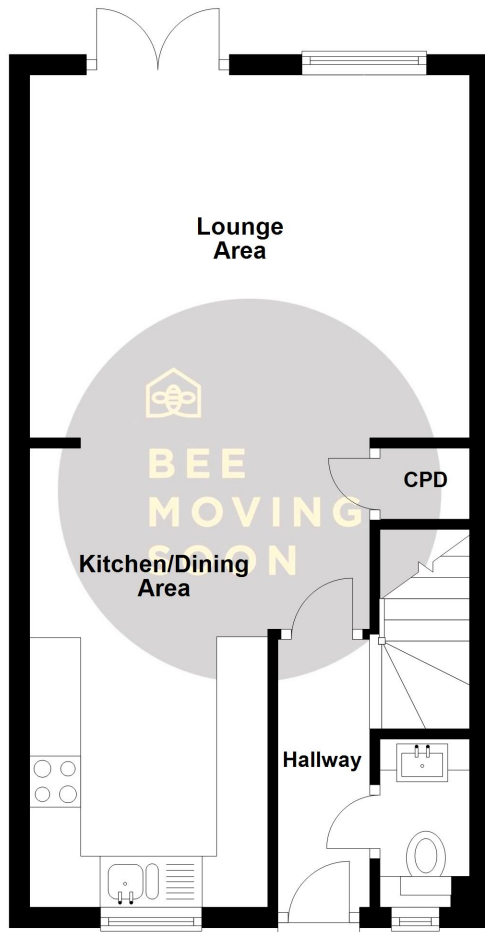
REAR GARDEN

As soon as you enter the rear garden you can tell straight away this has been loved and cared for by the current owner; everywhere you look is an abundance of colour and charm, provided by the mature range of plants and fruit trees including plumb and apple trees. Leading from the rear of the property is an initial patio paved area, which leads onto an area of laid to lawn, to the rear of the garden is a timber framed summer house and further raised terrace seating.

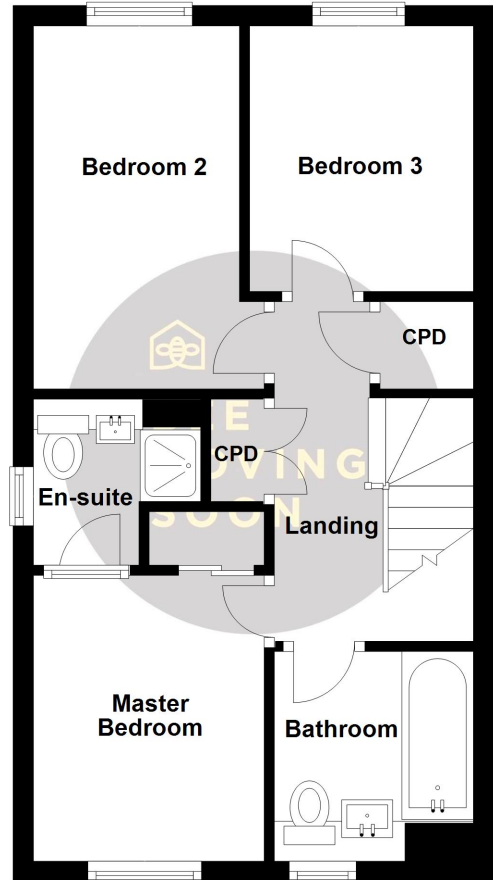
AGENTS NOTES

The seller has informed us that the awning to the rear of the property, does not form part of the sale and will be removed.

Ground Floor



First Floor



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





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