



51 St Marys Road


Sawston
CB22 3SP

Guide Price
£495,000

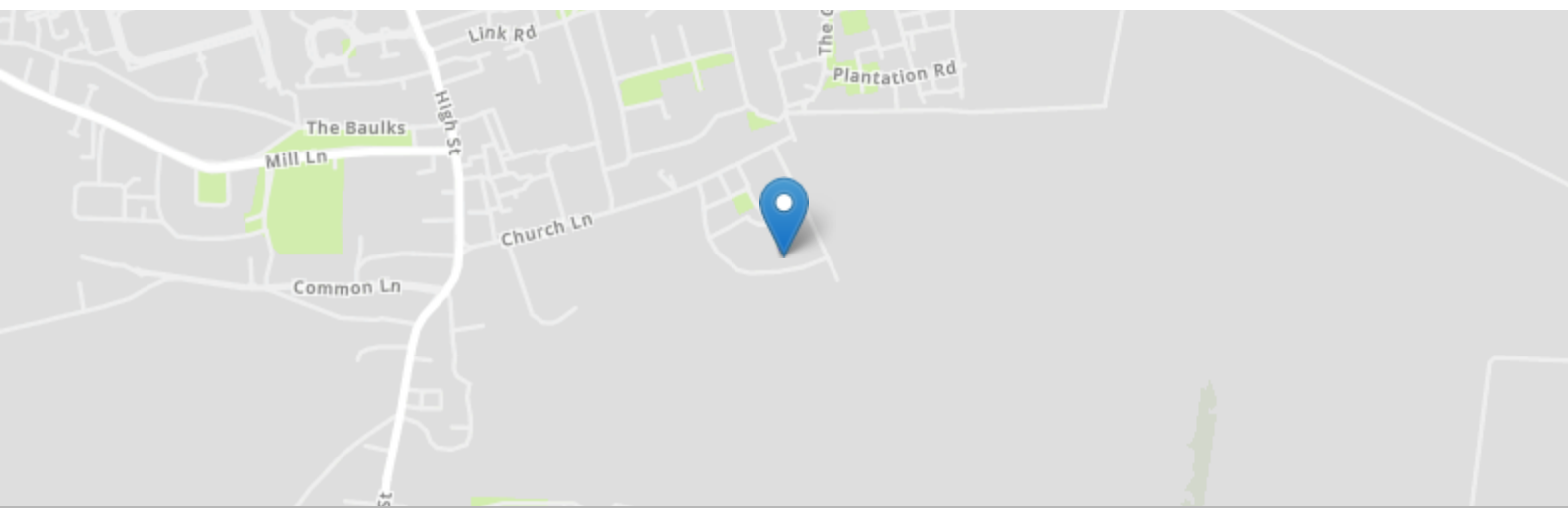


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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
FOUR BEDROOMS
OPEN PLAN LIVING
CLOAKROOM
MATURE GARDEN
HIGHLY REGARDED LOCATION
EPC - C / 71
COUNCIL TAX BAND - D
SQ FT - 1291.2
EXTENSION POTENTIAL (STPP)



Located in the highly regarded Church Lane / St Marys Road development, in the heart of this thriving village, is this bright spacious and welcoming, four bedroom semi-detached family home, with accommodation approaching 1300 sq ft, tastefully arranged over two floors. The property is offered for sale with the benefit of no onward chain. Your attention is drawn directly to the main reception room, which benefits from being of dual aspect and open plan design, allowing the light to flood through and providing views of the mature and established rear garden.

The property is of traditional brick construction and accommodation comprises entrance hall, cloakroom, lounge / dining room, kitchen, four double bedrooms, bathroom, garage and driveway.

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 near to 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 technology and high-tech facilities over the years. Sawston provides excellent links to these including Addenbrooke's hospital, Granta Park and The Babraham Institute just to name a few.







ENTRANCE HALL

Double-glazed entrance door; wooden flooring, doors leading to.

CLOAKROOM

Obscure double-glazed window to side aspect, two piece modern white cloakroom suite comprising low level w/c and wash hand basin, part tiled walls, wooden flooring, radiator.

LOUNGE / DINING ROOM

7.440m x 3.776m (24' 5" x 12' 5")

Benefiting from being of dual aspect, allowing the light to flood through, via the full length double-glazed window to front aspect and double-glazed patio doors to rear providing views and access to garden, wooden flooring, radiator.

INNER HALLWAY,

Stairs rising to first floor with storage under; door leading to.

KITCHEN

3.445m x 2.643m (11' 4" x 8' 8")

Double-glazed window to rear aspect providing views over garden, range of wall and base units with single sink drainer with mixer taps, plumbing for washing machine, part tiled walls, wooden flooring, radiator.

LANDING

Double-glazed window to side aspect, loft access, airing cupboard, radiator, doors leading to.

BEDROOM ONE

4.412m x 3.275m (14' 6" x 10' 9")

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

BEDROOM TWO

3.476m x 3.217m (11' 5" x 10' 7")

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

BEDROOM THREE

3.91m x 2.849m (12' 10" x 9' 4")

A further double bedroom with double-glazed window to front aspect, radiator.

BEDROOM FOUR

2.95m x 2.57m (9' 8" x 8' 5")

A good sized fourth double bedroom with full length double-glazed window to front aspect, wooden flooring, radiator.

BATHROOM

Obscure double-glazed window to side aspect, modern three piece white bathroom suite comprising low level w/c, wash hand basin, bath with shower over; storage cupboards, part tiled walls, heated towel rail.

TO THE FRONT OF THE PROPERTY

Generous driveway providing ample off road parking and access to garage, area laid to lawn, side access gate.

GARDEN

A mature and established garden with an abundance of mature plants and shrubs. Initial patio paved area leads from the rear of the house with steps and raised flower beds, leading to laid to lawn area. To the rear of the garden is a timber framed summer house.

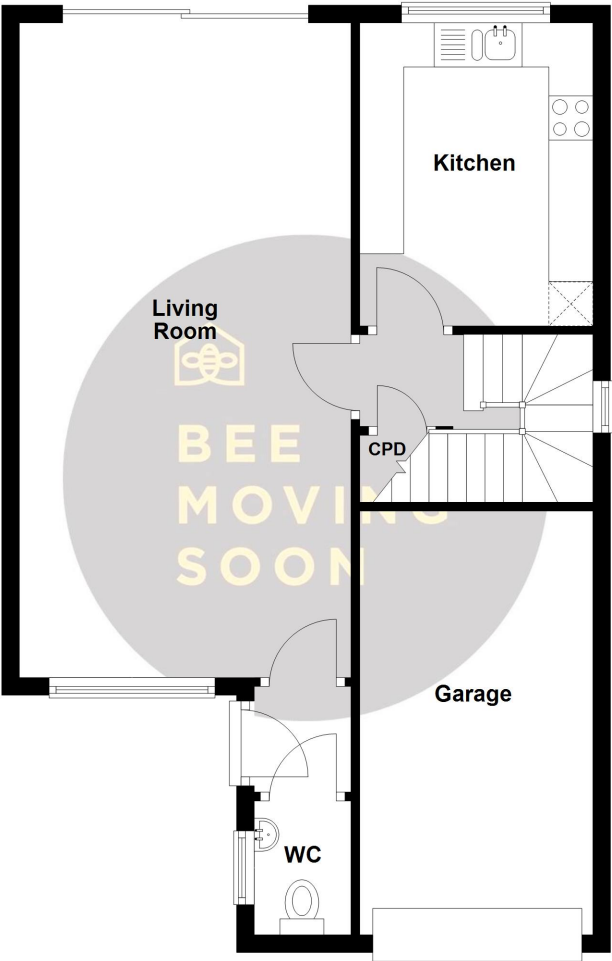
GARAGE

Up and over door, power and light.

FLOORPLAN

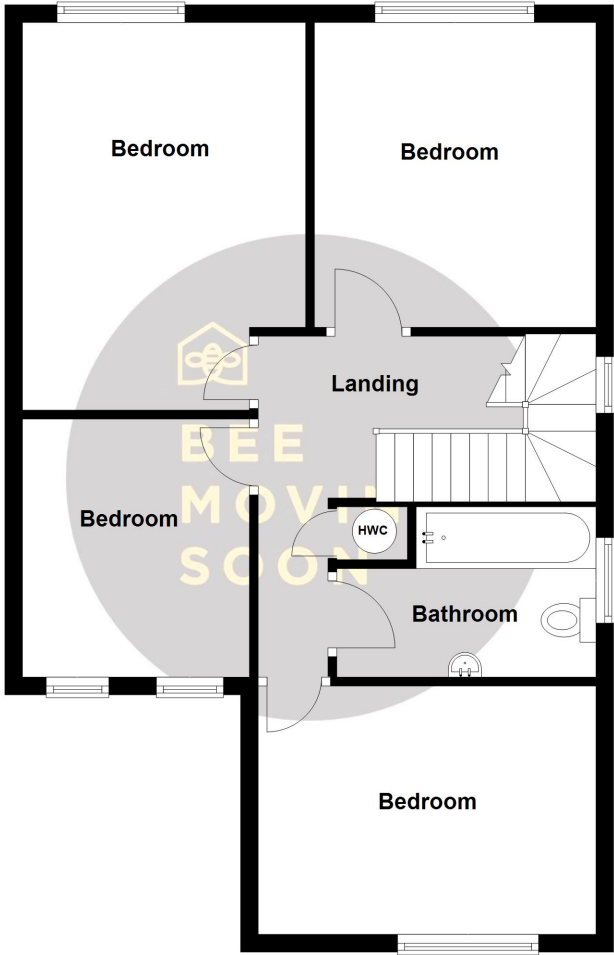
Ground Floor

Approx. 59.7 sq. metres (642.4 sq. feet)



First Floor

Approx. 60.3 sq. metres (648.8 sq. feet)



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





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