



3 Tannery Road

Sawston
CB22 3UW

£575,000

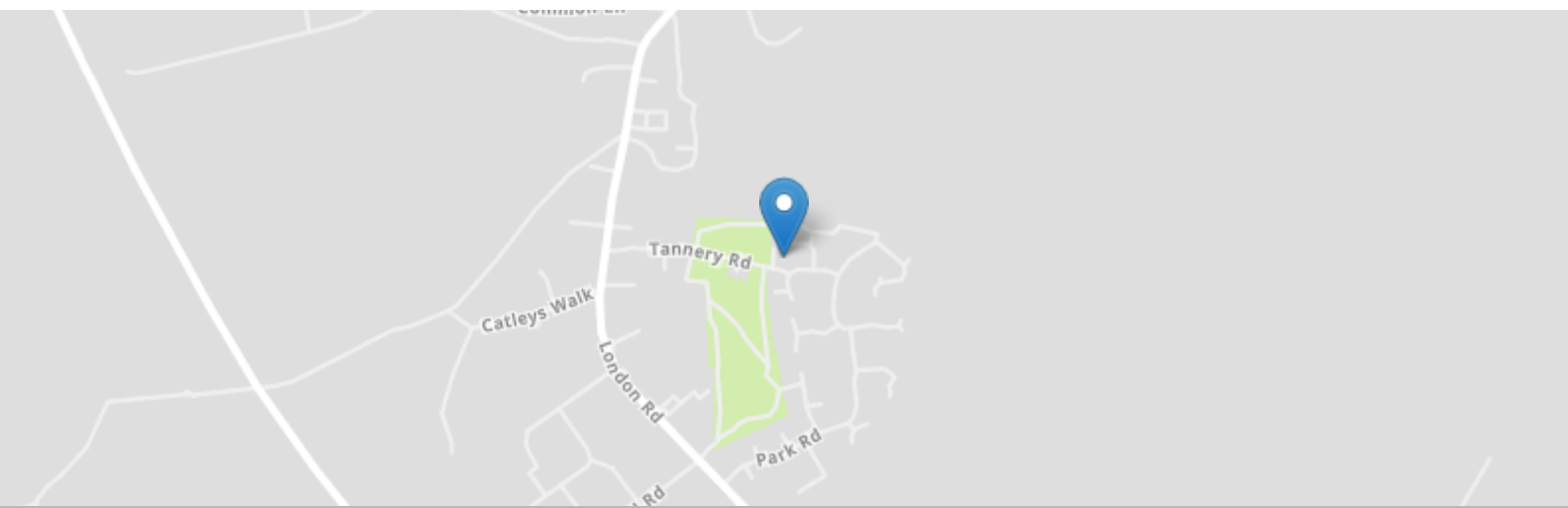


BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(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
TWO RECEPTION ROOMS
CLOAKROOM
MASTER EN-SUITE
SECLUDED LOCATION
INTEGRAL GARAGE
COUNCIL TAX BAND - E
EPC - C / 73
SQ FT - 1206.0



Nestled away in this highly regarded and private location, on the southern side of this thriving village, is this bright and spacious four bedroom detached property, which was originally one of the show homes when the development was built in the 1990's. The property benefits from a mature garden and is offered for sale with the benefit of no onward chain. Your attention is drawn to the welcoming main reception room with light flooding through via the bay window to the front aspect and benefiting from leading onto the dining room.

The property is of traditional brick construction and accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen / breakfast room, master bedroom en-suite, three further bedrooms, four piece bathroom suite, integral garage.

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; integral door leading to garage, radiator; doors leading to.

CLOAKROOM

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

LOUNGE

5.581m into bay x 3.626m (18' 4" into bay x 11' 11")

Light floods through via the double-glazed bay window to front aspect, wooden mantle with electric fire, radiator.

DINING ROOM

3.5m x 2.72m (11' 6" x 8' 11")

Benefiting from being adjacent to the kitchen with double-glazed patio doors to rear aspect, providing views over the enclosed garden, radiator.

KITCHEN / BREAKFAST ROOM

4.64m x 2.94m (15' 3" x 9' 8")

Two double-glazed window to rear aspect, range of wall and base units including glass display units, incorporating fitted appliances including oven, hob and extractor; single sink drainer with mixer taps, dishwasher; plumbing for washing machine, double-glazed door to side aspect, radiator.

LANDING

Loft access, double-glazed window to side aspect, airing cupboard with storage space, radiator; doors leading to.

BEDROOM ONE

4.27m x 3.51m (14' 0" x 11' 6")

Benefiting from En-suite facilities, triple double-glazed windows to front aspect, bank of fitted wardrobes with shelving, hanging and storage space, radiator; door to En-suite.

EN-SUITE

Three piece shower suite comprising of low level w/c, wash hand basin, shower cubicle, part tiled walls, obscure double-glazed window to front aspect, radiator.

BEDROOM TWO

3.975m > 2.79m x 2.64m (13' 0" > 9' 2" x 8' 8")

A further double bedroom with double-glazed window to rear aspect, range of fitted bedroom furniture, providing hanging, shelving and storage space, radiator.

BEDROOM THREE

3.01m x 2.526m (9' 11" x 8' 3")

A good sized third double bedroom with double-glazed window to rear aspect, range of fitted bedroom furniture, providing hanging, shelving and storage space, radiator.

BEDROOM FOUR

3.01m x 2.137m (9' 11" x 7' 0")

Double-glazed window to rear aspect, radiator.

BATHROOM

Obscure double-glazed window to side aspect, four piece suite comprising low level w/c, wash hand basin, bath, shower cubicle, part tiled walls, radiator.

GARAGE

5.02m x 2.467m (16' 6" x 8' 1")

Many homes in the area have converted the garage into additional living space (stpp) up and over door; power and light, wall mounted boiler.

TO THE FRONT OF THE PROPERTY

Driveway providing off road parking and access to garage, side gate, area of mature plants and shrubs.

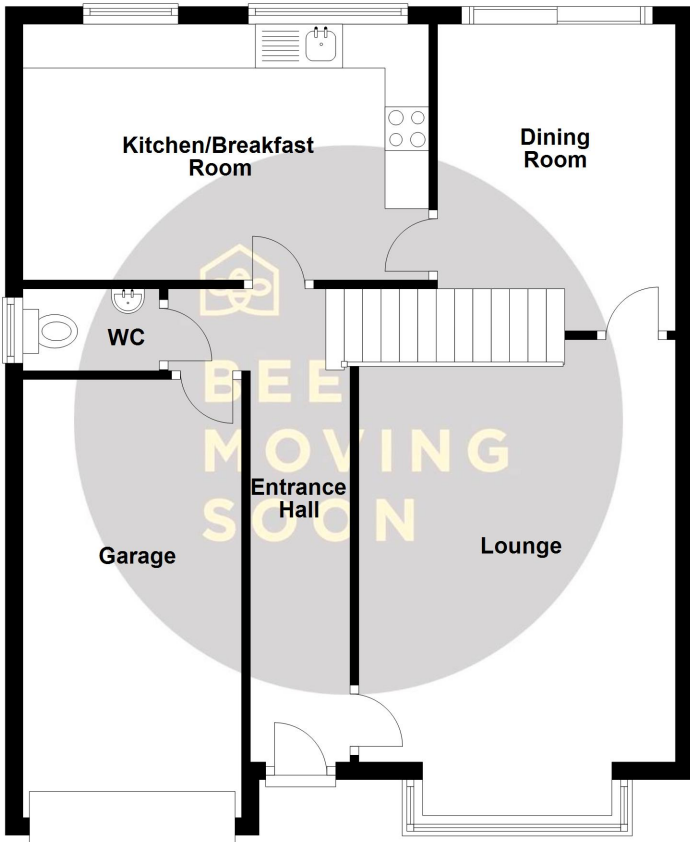
GARDEN

A stunning mature garden with a wide variety of mature plants and shrubs, majority laid to lawn with a patio paved seating area, further seating area with pergola over with mature plants and adjacent to ornamental pond, timber framed shed, side access gate.

FLOORPLAN

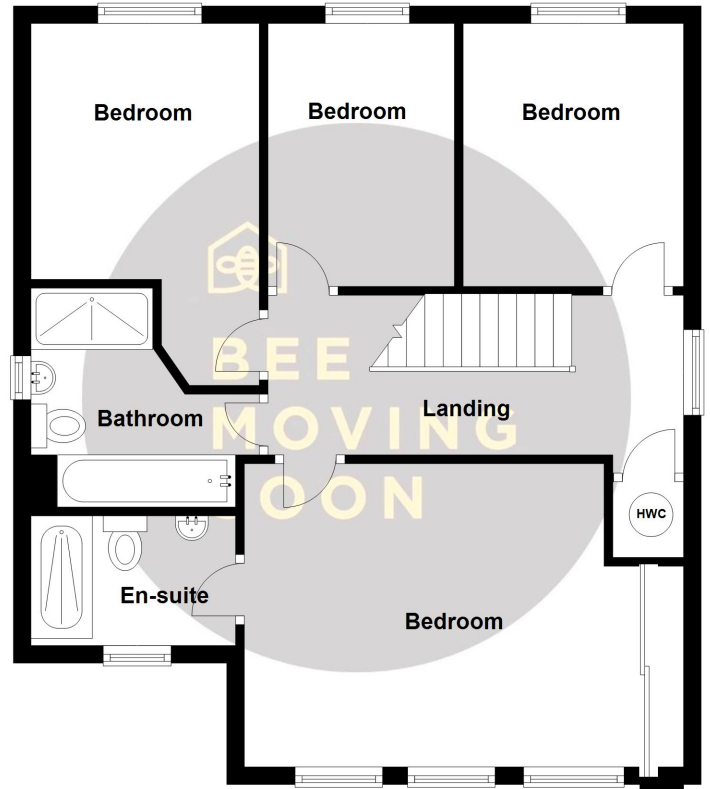
Ground Floor

Approx. 52.1 sq. metres (561.2 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 112.0 sq. metres (1206.0 sq. feet)

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





A FRESH NEW APPROACH TO ESTATE AGENCY - 7 DAYS A WEEK