



39 Huddleston Way

Sawston
CB22 3SW

Guide Price
£475,000

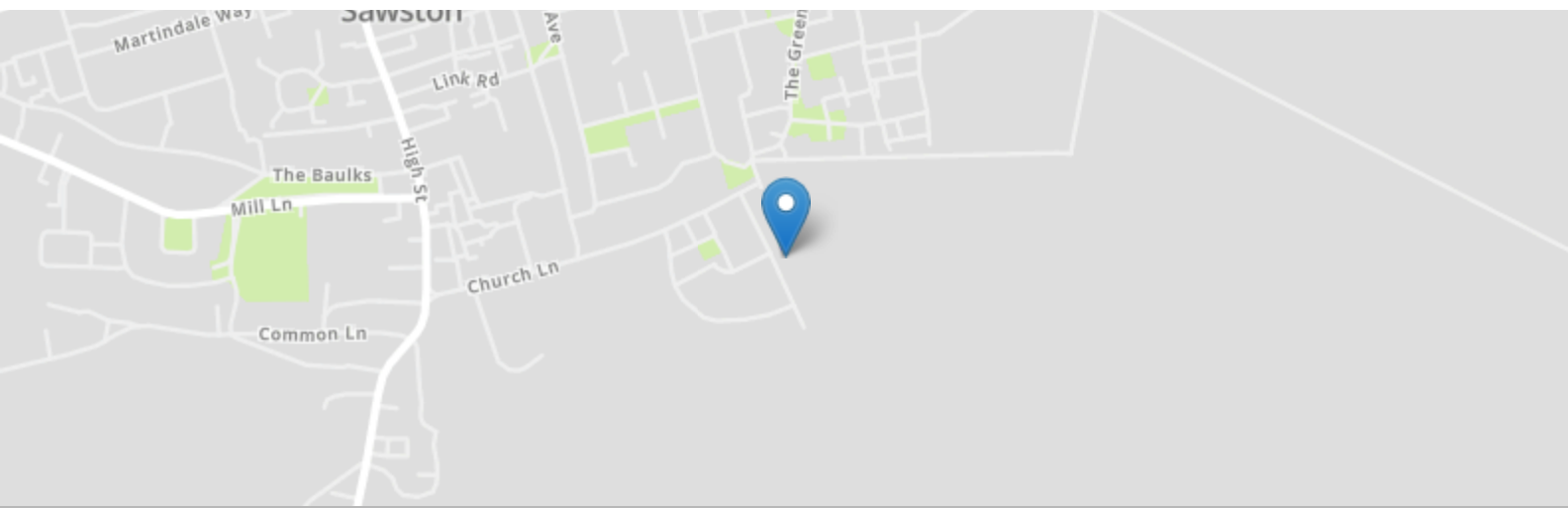


BEE MOVING SOON



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	

- WELL APPOINTED
- OPEN PLAN LIVING
- FOUR DOUBLE BEDROOMS
- CLOAKROOM
- FARMLAND VIEWS
- SOLAR PANELS
- HEAT PUMP
- EPC - B / 89
- SQ FT - 1108.7
- COUNCIL TAX BAND - D



Located in this established and highly regarded development, just off Church Lane, Sawston, is this bright and welcoming family home which has undergone major changes in recent years to provide the property with an energy rating of B / 89 transforming this property into a eco-friendly modern home, including the installation of a heat pump and solar panels to the front of the property. Your attention is drawn directly to the spacious and open plan living accommodation with French doors providing access to the enclosed rear garden and far reaching views over the open farmland.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, lounge, kitchen / dining room, landing, four double bedrooms, family bathroom, garage & parking.

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 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

Benefiting from a spacious storage cupboard, stairs rising to first floor accommodation, double-glazed entrance door, internal door to garage, wooden flooring, radiator, doors leading to.

CLOAKROOM

Modern two piece cloakroom suite comprising low level w/c and wash hand basin, heated towel rail, wooden effect flooring, obscure double-glazed window to front aspect.

LOUNGE

5.88m x 3.53m (19' 3" x 11' 7")

Double-glazed French doors provide views and access to the rear garden, three radiators, open-plan design leading to dining room, wooden flooring flowing through this open space, downlights.

KITCHEN / DINING ROOM

5.84m x 2.29m (19' 2" x 7' 6")

A modern and well-appointed fully fitted kitchen with a range of high level and low level fitted units, incorporating fitted appliances including hob, double oven, extractor hood, microwave, single sink drainer with mixer taps, fridge / freezer, plumbing for dishwasher, plumbing for washing machine, double-glazed window and door to rear aspect, wooden flooring flowing through the space, downlights, radiator.

LANDING

Loft access point with ladder, providing access to loft which is boarded and insulated, doors leading off landing to.

BEDROOM ONE

3.65m x 3.23m (12' 0" x 10' 7")

Benefiting from a wardrobe with shelving, hanging and storage space, double-glazed window to rear aspect, radiator.

BEDROOM TWO

3.55m x 2.77m (11' 8" x 9' 1")

A second double bedroom with double-glazed window to front aspect, wardrobe with shelving, hanging and storage space, radiator.

BEDROOM THREE

4.65m x 2.24m (15' 3" x 7' 4")

A very spacious third double bedroom with double-glazed window to front aspect, wardrobe with shelving, hanging and storage space, radiator.

BEDROOM FOUR

2.97m x 2.79m (9' 9" x 9' 2")

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

BATHROOM

A modern and well-appointed four piece bathroom suite comprising low level w/c, wash hand basin inset in bathroom furniture, bath, double shower cubicle, downlights, tiled walls, tiled flooring with under floor heating.

TO THE FRONT OF THE PROPERTY

Area of hardstanding providing ample off road parking and access to garage, entrance pathway.

GARDEN

The property benefits from stunning views over open farmland to rear aspect, which is enhanced by the picket fence to rear. The garden is majority laid to lawn with an initial summer terrace seating area, part enclosed by panel fencing and side access gate.

GARAGE

5.89m x 2.6m (19' 4" x 8' 6")

Up and over door, power and light, internal door to hallway. Many homes in the area have converted the garage into additional living space (stpp)

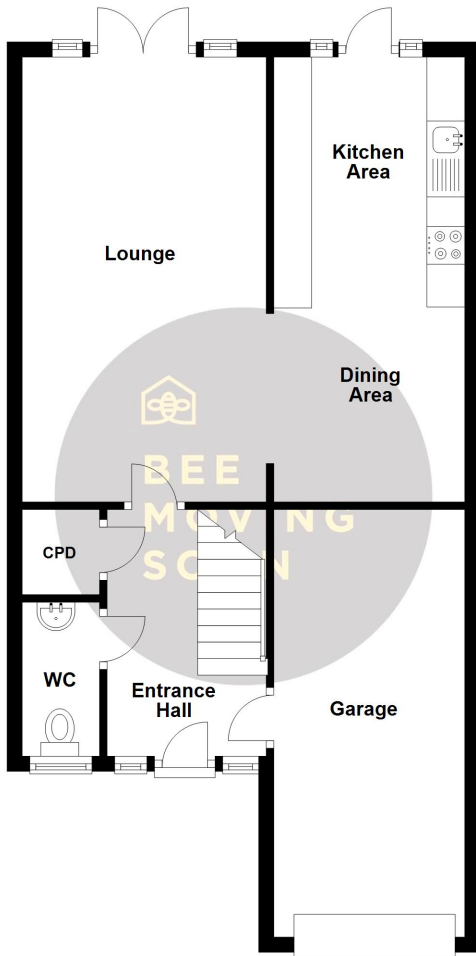
AGENTS NOTES

The property benefits from a great EPC rating, this is down to the energy improvements made by the current owners which include, Mitsubishi Ecodam Heat Pump fitted in 2022, solar panels with battery to the front (owned outright) providing power for the electric and feeding back into the grid, providing income on unused power, additional solar panel for water heating in summer, electric car charging point. Full details can be found on Full EPC report, contact Bee Moving Soon for further details.

FLOORPLAN

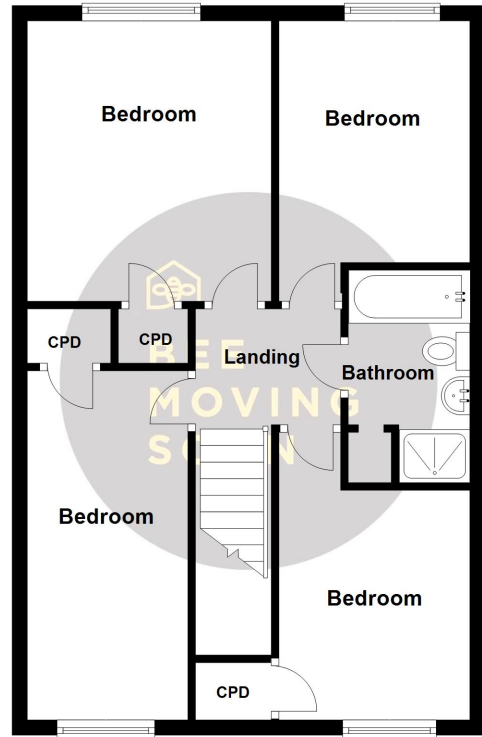
Ground Floor

Approx. 46.8 sq. metres (504.2 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.7 sq. feet)



Total area: approx. 103.0 sq. metres (1108.9 sq. feet)

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





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