



51 Huddleston Way


Sawston  
CB22 3SW

Guide Price  
**£450,000**

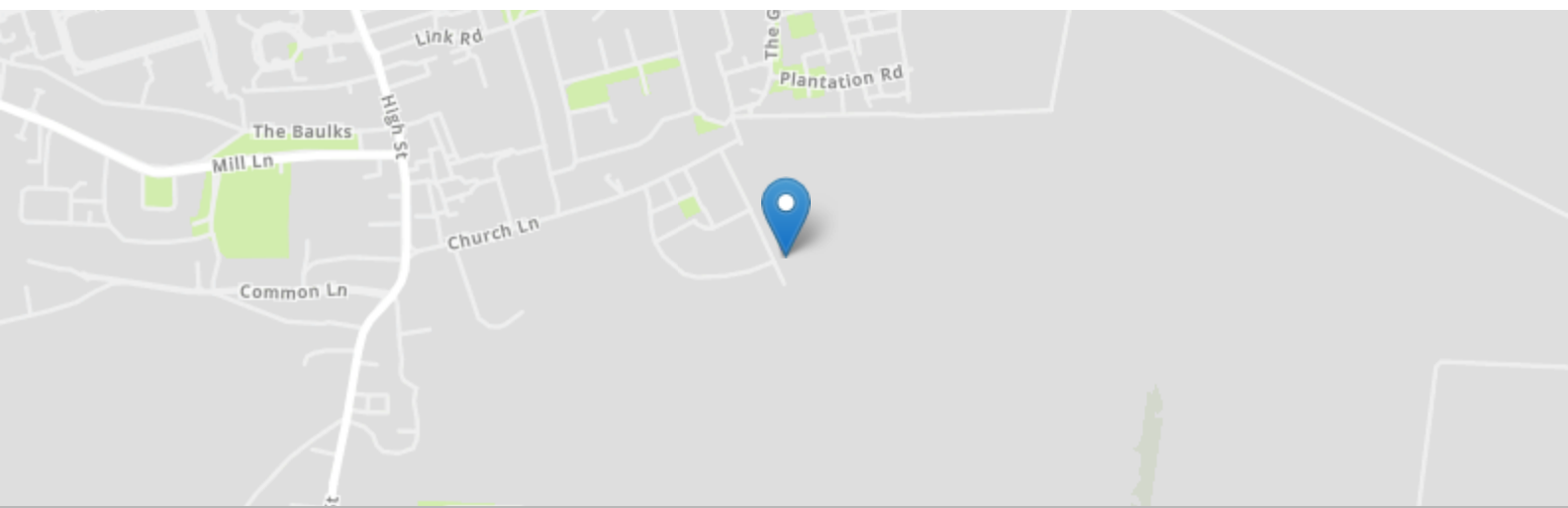


**BEE MOVING SOON**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

**FOUR DOUBLE BEDROOMS**  
**WELL PRESENTED**  
**CLOAKROOM**  
**OPEN PLAN LIVING**  
**FARMLAND VIEWS**  
**EPC - 59 / D**  
**COUNCIL TAX BAND - D**  
**SQ FT - 1260**



Positioned toward the end, of this cul-de-sac location, on this established development, in the heart of this thriving village, is this tastefully presented and modernised, four bedroom family home, which benefits from views over open farmland to the rear. Many homes in the area have been extended and this property offers this in abundance (stpp). Your attention is drawn directly to the open plan living space, with light flooding through, via the French doors providing access to the garden and views over the enclosed rear garden.

The property is of traditional brick construction and accommodation comprises entrance hall, cloakroom, lounge, dining room, kitchen, four first floor bedrooms, bathroom, garage & 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 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; storage cupboard, convenience door to garage, wooden flooring, radiator.

### CLOAKROOM

Obscure double-glazed window to front aspect, two piece white cloakroom suite comprising low level w/c and wash hand basin, wooden flooring.

### LOUNGE

5.867m x 3.51m (19' 3" x 11' 6")

Lights floods through via the double-glazed French doors also providing access to rear garden, open plan leading into dining space, radiator.

### DINING ROOM

2.745m x 2.309m (9' 0" x 7' 7")

Benefiting from leading into the kitchen, radiator.

### KITCHEN

3.0m x 2.409m (9' 10" x 7' 11")

Double-glazed window and door to rear aspect, range of wall and base mounted units with inset single sink drainer with mixer taps, plumbing for washing machine, plumbing for dishwasher, part tiled walls, wooden flooring.

### LANDING

Loft access, doors leading to.

### BEDROOM ONE

3.63m x 3.158m (11' 11" x 10' 4")

A generous master bedroom benefiting from wardrobe with shelving, hanging and storage space, double-glazed window to rear aspect, radiator.

### GUEST BEDROOM

4.65m x 2.2m (15' 3" x 7' 3")

An ideal guest bedroom with double-glazed window to front aspect, single wardrobe with shelving, hanging and storage space, radiator.

### BEDROOM THREE

3.559m x 2.8m (11' 8" x 9' 2")

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

### BEDROOM FOUR

2.94m x 2.82m (9' 8" x 9' 3")

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

### BATHROOM

Modern white three piece bathroom suite comprising low level w/c, wash hand basin, bath with shower over; part tiled walls, heated towel rail.

### GARAGE

5.126m x 2.62m (16' 10" x 8' 7") Many homes in the area have converted the garage into additional living accommodation (stpp) convenience door leading to entrance hallway, up and over door; power and light.

### TO THE FRONT

Area laid to lawn, entrance pathway, driveway providing off road parking.

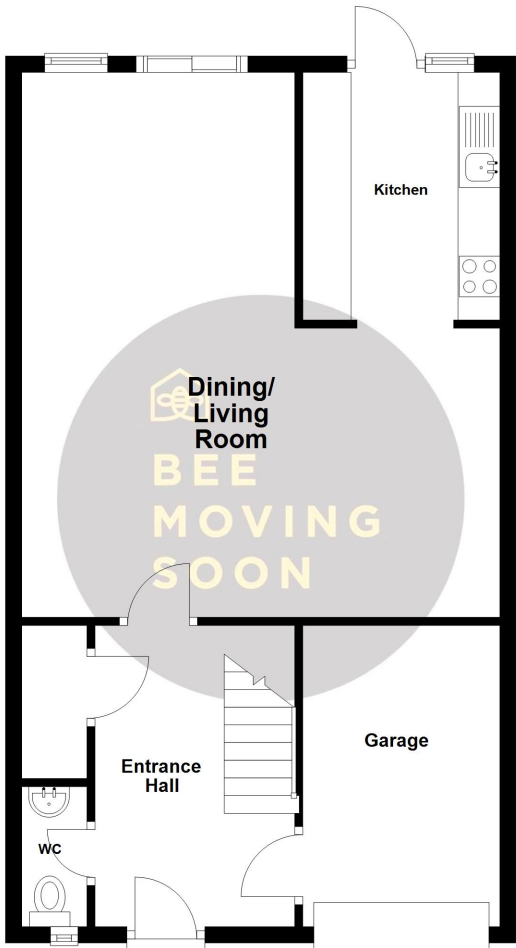
### GARDEN

Enclosed by panel fencing with side access gate, majority laid to lawn with generous raised decked summer terrace seating area, providing views over the open farmland to the rear; mature plants and shrubs.

FLOORPLAN

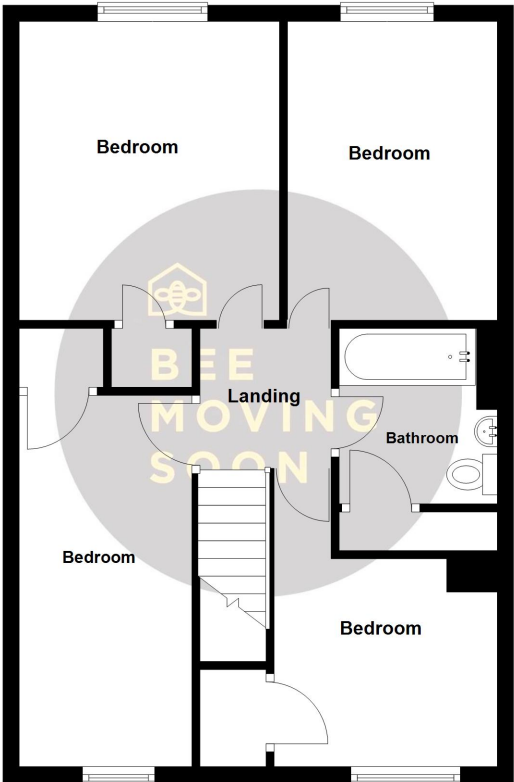
Ground Floor

Approx. 62.0 sq. metres (667.8 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.2 sq. feet)



Total area: approx. 117.1 sq. metres (1260.9 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