



TANNERY ROAD, SAWSTON, CB22 3UW

OFFERS AROUND £415,000

31 Tannery Road, Sawston, Cambridge, CB22 3UW

A particularly well-presented, four bedroom detached family house in a quiet residential area.

4 bedrooms - en suite - family bathroom - hall - cloakroom - sitting room - kitchen/breakfast room - utility room - dining room - garage - driveway - garden

Sawston is one of Cambridgeshire's largest communities and as such offers a first class range of amenities. A village supermarket, shops, banks, chemist and professional facilities are included and two business parks are on the outskirts. There are two primary schools, the Sawston Child Care Nursery School and the village college which offers a variety of adult educational opportunities. Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 2 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is also within easy reach being approximately 22 miles away.

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Tannery Road is set in a modern residential development, close to the High Street. No. 31 is particularly light throughout and has been exceptionally well-maintained by the current owner. The sitting room is bay windowed and benefits from a newly fitted electric fire with granite hearth and surround. Double doors lead to the dining room and has sliding patio doors to the rear garden. The kitchen/breakfast room is well-presented and has space for a breakfast table.

The current owner is including the dishwasher and fridge in the sale. The utility room, just off the kitchen, has a sink and space for a washing machine and tumble dryer. There is a cloakroom off the utility room. A door from the entrance hall leads to an integral garage.



On the first floor there are four bedrooms, three of which are generous doubles and the fourth is a good sized single, which is currently used as a study. All the bedrooms have built-in cupboards or wardrobes. The master bedroom is particularly spacious and has an en suite with double shower tray, which was refitted in 2012. There is a three piece family bathroom with shower over the bath.

To the front of the house is a small garden and a driveway providing parking for two cars, leading to the integral garage. The rear garden is mainly laid to lawn with some shrubs which have recently been planted to provide colour and interest throughout the year. There is a shed and a recently laid patio area. The wood work outside of the house was newly painted in 2014.

Features of Note

- Four bedroom family house
- Popular family development off the High Street
- Located within the sought-after Sawston Village College catchment

Services

All mains services are connected.

Tenure

The property is being offered for sale freehold with vacant possession upon completion.

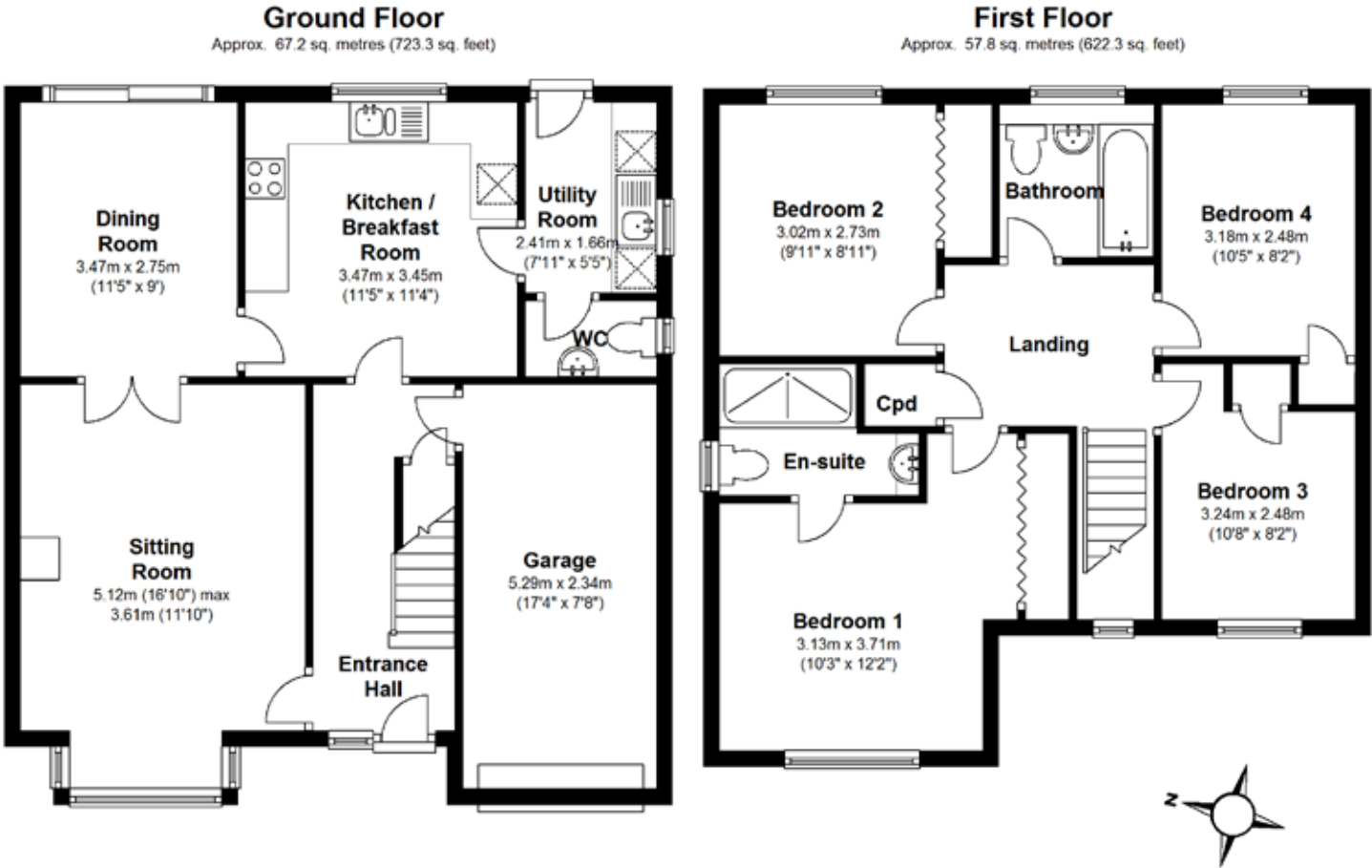
Energy Efficiency Rating



The full version is available on our website or on request.

Local Authority

South Cambridgeshire District Council.
Tel: 03450 450 500.
Tax Band: E



Total area: approx. 125.0 sq. metres (1345.6 sq. feet)

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