



Skiver Close, Sawston, CB22 3UN

CHEFFINS

Skiver Close

Sawston,
CB22 3UN

- 2054 sq.ft.
- Well Presented Accommodation
- Sought After Residential Location
- Versatile Living Arranged Over Two Floors
- Secluded Garden With Leafy Outlooks

A most impressive detached home located in an enviable position within this sought after village with attractive outlooks to the rear over Tannery Road recreation area. The well presented accommodation has been thoughtfully extended to create 2054 sq. ft. of versatile living space arranged over two floors.

5 4 2

Guide Price £725,000





LOCATION

Sawston is a large thriving village located approximately 7 miles south of Cambridge. The village itself has a range of local amenities including public houses/restaurants, church, shops and schooling facilities including Sawston Village College. For the commuter the village is well placed for major access routes such as the M11 and A11, with the nearest mainline train station being situated just 2 miles away in the village of Whittlesford.

ENTRANCE HALLWAY

With entrance door, engineered oak flooring, stairs to the first floor, doors to:

KITCHEN/BREAKFAST ROOM

With window to the rear aspect, matching eye and base level units, granite counter with two inset sinks with mixer tap over, inset five ring electric hob with extractor hood over, integrated appliances including two electric ovens, microwave, dishwasher, fully height fridge and freezer, fridge drawers, island with breakfast bar, tiled floor, French doors to the garden, door to:

UTILITY ROOM

With window to the side aspect, matching eye and base level units, preparation counter, space and plumbing for washing machine, tiled floor, door to side access.

DINING ROOM

With window to the rear aspect, engineered oak flooring, French doors to the garden, open to kitchen, double doors to:

LOUNGE

With bay window to the front aspect, engineered oak flooring, gas fireplace with stone hearth and surround with wooden mantle.

GUEST CLOAKROOM

With low level wc, wall mounted hand wash basin, tiled walls, engineered oak flooring.

DOOR TO INTERNAL STORAGE (FORMER DOUBLE GARAGE)

Please note that the garage doors are still in working order, however the space has been

separated with concrete blockwork to create a versatile internal storage room and two external storage areas as shown on the floor plan.

FIRST FLOOR

LANDING

With loft access via hatch, airing cupboard, doors to:

PRINCIPAL BEDROOM

With windows to the front aspect, walk in wardrobe, fitted wardrobe with mirrored doors, door to:

EN-SUITE BATHROOM

With window to the front aspect, suite comprising; panelled shower bath, wall mounted wash basin, low level wc with hidden cistern and eco flush plate, chrome heated towel rail, tiled floor, part tiled walls.

BEDROOM 2

With windows to the rear aspect, integral double wardrobe, door to:

EN-SUITE SHOWER ROOM

With suite comprising; low level wc with eco flush button, corner shower with glass and chrome enclosure, pedestal wash basin with chrome mixer tap, chrome heated towel rail, tiled floor.

BEDROOM 3

With window to the rear aspect, integral wardrobe, door to:

EN-SUITE SHOWER ROOM

With window to the side aspect, suite

comprising; low level wc with eco flush button, wall mounted wash basin with chrome mixer tap, shower enclosure with glass and chrome door, chrome heated towel rail, tiled walls, tiled floor.

BEDROOM 4

With window to the front aspect, fitted double wardrobe, door to:

EN-SUITE SHOWER ROOM

With suite comprising low level wc with eco flush button, wall mounted wash basin with chrome mixer tap, chrome heated towel rail, tiled floor.

BEDROOM 5

With window to the rear aspect, wood effect flooring.

OUTSIDE

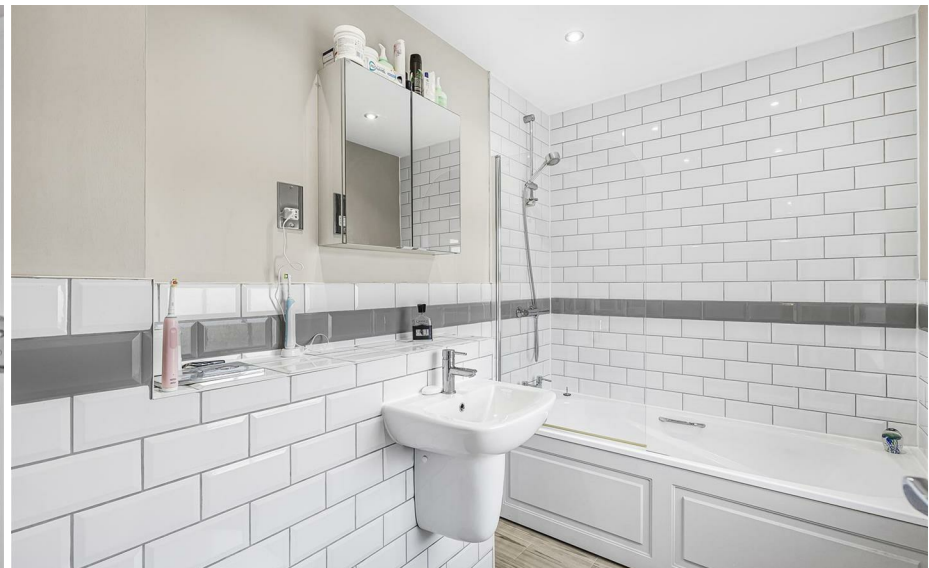
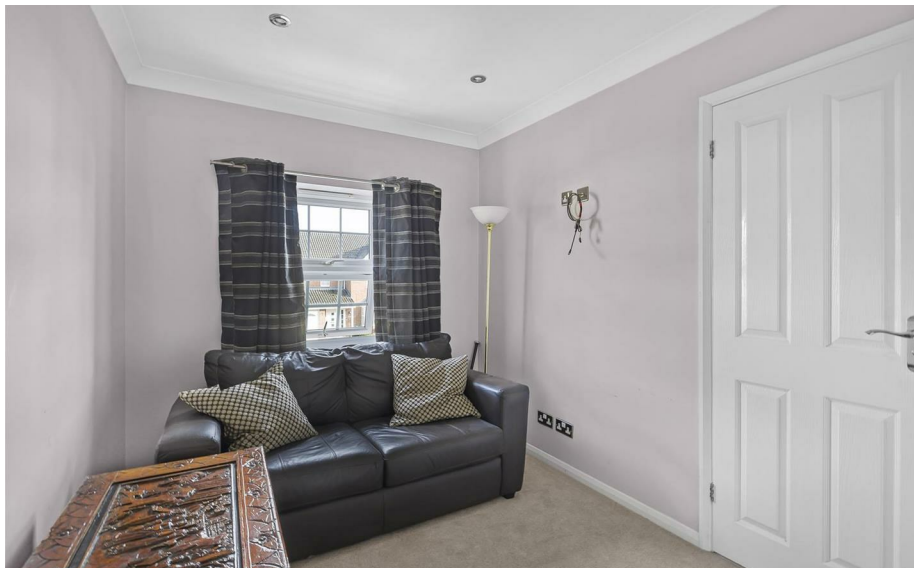
The front of the property offers driveway parking for two cars as well as a separate garage with additional parking for 2 further cars and features a lawn area with a feature slate border and a paved area leading to the entrance door.


The fully enclosed rear garden is mostly laid to lawn with a patio area, feature flower bed borders, a storage shed, external lights, and outside tap and gated side access.

ADDITIONAL INFORMATION

Gas fired central heating.
All mains services connected to the property.
Top broadband speeds of up to 1000mbps.

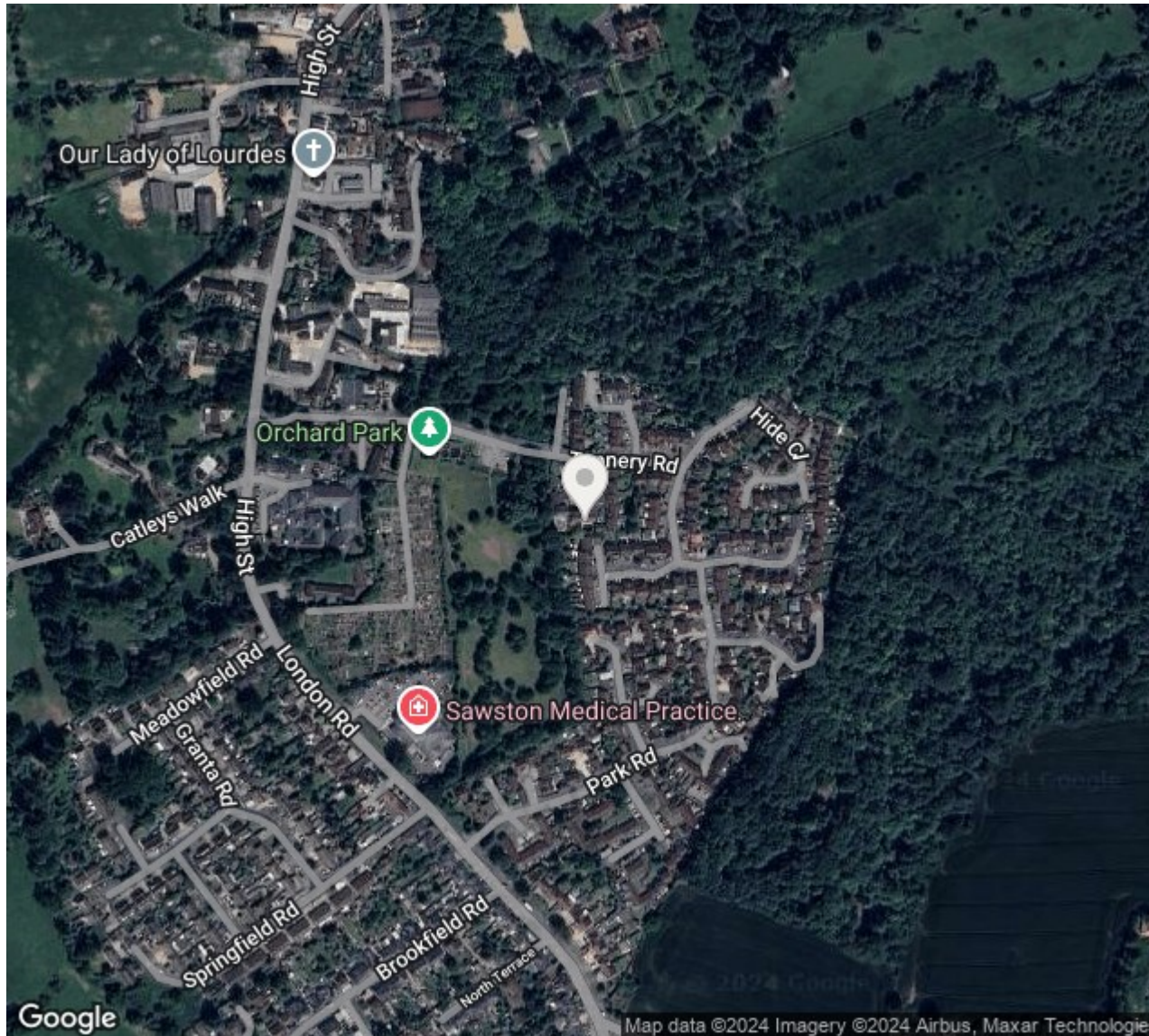




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £725,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – South Cambridgeshire
 District Council





Approximate Gross Internal Area 2054 sq ft – 191 sq m
Ground Floor Area 1132 sq ft – 105 sq m
First Floor Area 922 sq ft – 86 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.