Bennett Way, Sawston, CB22 3FR

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Bennett Way

Sawston,
CB22 3FR

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Guide Price £475,000

- Modern Semi-Detached Family Home
- Four Bedrooms
- Open Plan Living Area
- Stylish And Contemporary Kitchen
- Low Maintenance Rear Garden
- Detached Garage With Parking In Front
- 10 Year NHBC Warranty From New
- EPC Band B

A most stylish and thoughtfully designed modern semi-detached house, offering exceptionally well-proportioned and versatile living accommodation, complemented by a wealth of individual features and high-quality finishes throughout. The property further benefits from an enclosed and landscaped rear garden, together with a private driveway and parking area to the side providing access to a large integral garage, all situated within this established development on the edge of the highly regarded and well-served village of Sawston.

LOCATION

Bennett Way forms part of an established modern residential development on the eastern edge of Sawston, constructed principally between 2021 and 2022 by Hill Residential. The development has established into an attractive residential setting, with a variety of carefully designed houses benefiting from modern construction, landscaped surroundings and convenient access to the open countryside beyond. Sawston itself is a highly regarded and well-served village, offering an excellent range of everyday amenities, schooling, shops, cafés and recreational facilities, while being approximately seven miles south of Cambridge and particularly well placed for access to the city, Addenbrooke's Hospital, the Biomedical Campus, the M11 and A505.

STORM PORCH
with outside light and front entrance door to:

RECEPTION HALL
with Amtico wood style flooring, sealed unit double glazed window to front aspect, deep built-in storage cupboard understairs door to:

CLOAKROOM
with low level w.c., and wash hand basin, Amtico wood style flooring.

STUNNING OPEN PLAN LIVING SPACE
which incorporates a Sitting Room with Amtico wood style flooring, sealed unit double glazed windows to front and rear aspects and a pair of full height double glazed doors leading to paved terrace and gardens. The Sitting Room is open to the Dining Area with further sealed unit double glazed windows to front aspect which in turn opens to the Kitchen with an extensive range of luxuriously appointed units incorporating an inset one and a half bowl sink unit with mixer taps and cupboards below, extensive base units comprising attractive Caesarstone worktops with cupboards housing a dishwasher and washer/dryer, drawers below. Integrated Bosch ceramic hob with concealed extractor cooker hood above and glass splashback. Integrated Bosch oven and microwave oven above, cupboards above and below, integrated refrigerator and freezer, sealed unit double glazed windows to front aspect and Amtico natural wood style flooring.

ON THE FIRST FLOOR

LANDING
with built-in shelved storage/linen cupboard and built-in cupboard which also houses a hot water cylinder, access to an insulated loft.

BEDROOM 2
with sealed unit double glazed windows to front aspect, radiator.

BEDROOM 3
with radiator, sealed unit double glazed windows to rear aspect.

BEDROOM 4
ideal as a home office or nursery with radiator, sealed unit double glazed windows to rear aspect.

BATHROOM
with white suite comprising bath with shower attachment and ceramic tiled walls around, glazed fold away shower screen, wash hand basin and low level w.c., ceramic tiled floor, heated towel rail/radiator.

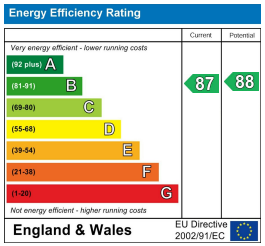
SECOND FLOOR

PRINCIPAL BEDROOM SUITE
with sealed unit double glazed windows to rear aspect, radiator, built-in double wardrobes with sliding mirror fronted doors.

ENSUITE SHOWER ROOM
with a tiled shower cubicle, wall mounted shower unit and sliding glazed doors, low level w.c., and wash hand basin, radiator/towel rail, ceramic tiled flooring

OUTSIDE
To the front the property is approached off Bennett Way via a block paved driveway. To the side there is an area laid to lawn and some bedded areas.

Gate from the side of the property lead to the delightful enclosed east facing garden, principally laid to lawn, which offers a large paved terrace, and is well suited to alfresco dining. There is a side access door from the garden into the GARAGE with parking in front.



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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1335 sq ft - 125 sq m (Excluding Garage)

Ground Floor Area 492 sq ft – 46 sq m
First Floor Area 492 sq ft – 46 sq m
Second Floor Area 351 sq ft – 33 sq m
Garage Area 271 sq ft – 25 sq m

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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