



Skylark Way, Sawston, CB22 3GL

**CHEFFINS**



## Skylark Way

Sawston,  
CB22 3GL

This modern detached home is set within a stylish and thoughtfully designed development on the outskirts of the well-served village of Sawston. Finished to a high standard throughout, the property offers well-balanced and contemporary accommodation with air source heating. The ground floor offers a spacious open-plan kitchen and living area, creating a bright and sociable space. A bay window enhances the sitting room with natural light while adding an attractive architectural feature. Upstairs, the property boasts three well-proportioned bedrooms, each benefiting from its own en-suite. Externally, the house enjoys enclosed gardens, along with a detached garage offering secure parking and additional storage. The property combines a pleasant setting with easy access to Sawston's range of local amenities, schools, and transport links to Cambridge and surrounding areas. This is a superb opportunity to acquire a stylish, modern home in a desirable village location.

3 3 2

**Guide Price £585,000**





## 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 DOOR

with frosted and double glazed pane under entrance canopy with outside light leading into:

## ENTRANCE HALLWAY

staircase rising to the first floor, natural timber handrail, painted newel post and spindles with understairs storage cupboard, underfloor heating and double glazed window to the side.

## CLOAKROOM

fitted with white suite comprising wall hung wash hand basin with mixer tap, tiling to splashbacks, low level dual flush w.c., underfloor heating, double glazed and frosted window to the front.

## LIVING ROOM

with underfloor heating, double glazed window to the side and double glazed bay window to the front.

## KITCHEN/DINING/LIVING ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with quartz stone working surfaces with matching upstands and splashbacks, undermount sink unit with mixer tap, double width breakfast cupboard, fitted and concealed AEG dishwasher, AEG electric hob with stainless and glass splashback above, AEG double oven, fitted and concealed fridge/freezer. Island unit incorporating breakfast bar with power. Utility cupboard with plumbing and space for

automatic washing machine and shelf for tumble dryer, underfloor heating, double glazed windows and doors leading out to the garden.

## ON THE FIRST FLOOR

### LANDING

with double glazed window to the side, cupboard housing pressurised hot water cylinder and radiator.

### BEDROOM 1

range of fitted wardrobe cupboards, double panelled radiator, double glazed window to the side, double glazed bay window to the front.

### ENSUITE

with four piece suite comprising panelled bath with mixer tap and tiled surround, tiled shower cubicle with glazed sliding doors, pedestal wash hand basin with mixer tap, fitted mirror, low level dual flush w.c., shaver point, extractor fan, tiled flooring, heated towel rail/radiator, double glazed and frosted window to the front.

### BEDROOM 2

radiator, double glazed window to the rear.

### ENSUITE SHOWER ROOM

with walk-in tiled shower, glazed sliding door, wash hand basin with mixer tap and mirror, low level dual flush w.c., shaver point, tiled floor, heated towel rail/radiator, extractor fan.

## BEDROOM 3

radiator, double glazed window to the rear.

## ENSUITE SHOWER ROOM

tiled shower cubicle with glazed sliding door, wash hand basin with mixer tap and splashback, low level w.c., shaver point, tiled floor, heated towel rail/radiator, extractor fan.

## OUTSIDE

Front garden principally laid to lawn with hedgerow and block paved driveway to the side, electric car charging point, DETACHED GARAGE with brick elevations underneath a pitched tiled roof, door to the front, power and light connected.

Rear garden is enclosed by walling and close boarded timber fencing and is principally laid to lawn with paved patio.





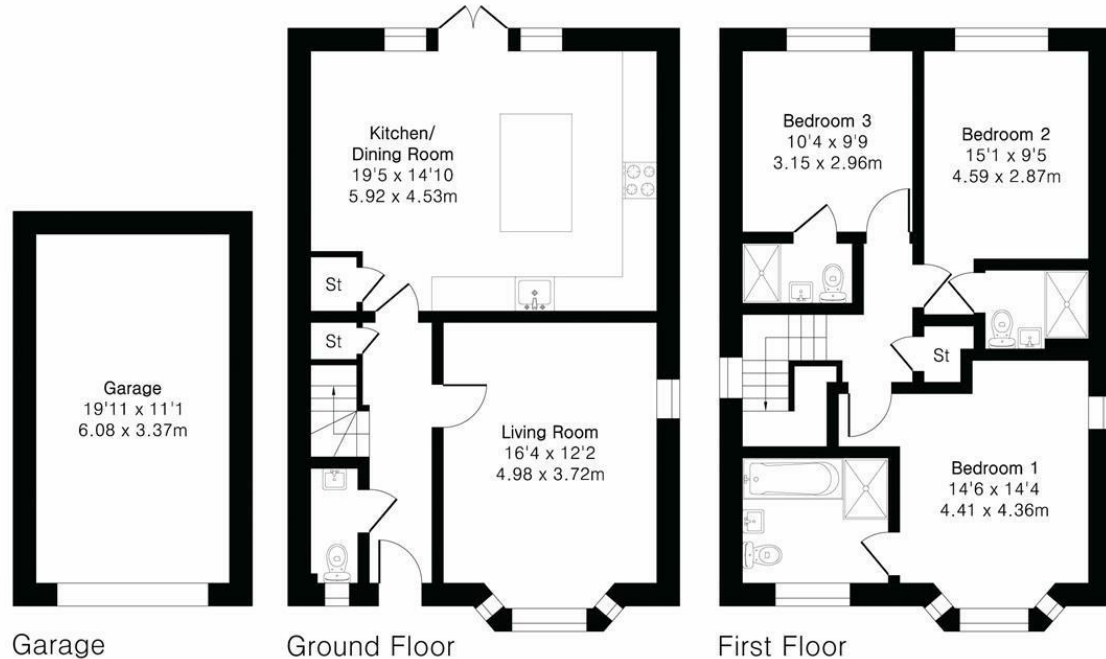


## Approximate Gross Internal Area 1221 sq ft - 114 sq m (Excluding Garage)

Ground Floor Area 611 sq ft – 57 sq m

First Floor Area 610 sq ft – 57 sq m

Garage Area 221 sq ft – 20 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £585,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire

District Council

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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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.



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