

Wynemares, Sawston, CB22 3XG

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Sawston,
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Guide Price £435,000

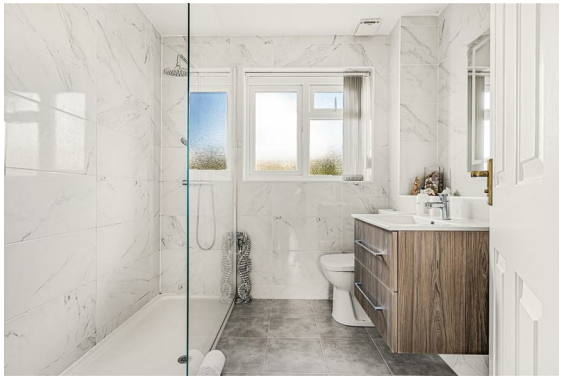


A beautifully presented two bedroom detached bungalow extending to approximately 744sqft. The property further benefits from off-road parking as well as a garage and a generous south facing rear garden and is located close to local amenities and transport links.

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.













UPVC DOUBLE GLAZED DOOR
leading into:

ENTRANCE HALL
with tiled flooring, radiator, access into loft space and various rooms including:

KITCHEN
with tiled flooring, range of floor and wall units with laminate wood effect worktop, integrated appliances including Bosch oven with 4 ring convector hob, splashback, Bosch extractor fan, integrated fridge and freezer, space and plumbing for washing machine, one and a half sink and drainer with mixer tap, upvc double glazed window overlooking front of the property, upvc double glazed frosted door leading out to the side of the property, LED spotlights and breakfast bar.

BATHROOM
with three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin with storage drawers beneath, tiled floor, tiled walls, LED spotlights, upvc double glazed frosted window, extractor fan, heated towel rail.

SITTNG ROOM
with wood flooring, upvc double glazed window looking out onto the rear garden, radiator, downlights, feature fireplace with electric fire, upvc double doors into:

SUN ROOM
with wood flooring, upvc double glazed doors leading out onto rear garden, LED spotlights, radiator.

PRINCIPAL BEDROOM
carpeted, upvc double glazed windows overlooking the rear garden, radiator, downlight, door into:

ENSUITE TOILET
carpeted, low level w.c., wash hand basin with storage cupboards beneath, tiled splashback, downlight, extractor fan.

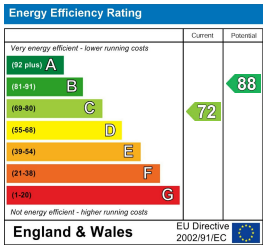
BEDROOM 2
carpeted, upvc double glazed window overlooking front of the property, radiator, downlight.

OUTSIDE
The property is approached via pathway leading to steps up to front door. Front garden is predominantly laid to lawn with borders containing hedging, off-road parking for multiple vehicles, GARAGE beyond with up and over door, concrete base, power and lighting, side access gate and outside water tap.

Rear garden is south facing, predomiinantly laid to lawn with borders containing a variety of trees, hedges and shrubs, terrace area perfect for outside seating and al fresco dining, and fully enclosed via timber fencing to each side and a wall to the rear. Side access and personal door into the garage. Outside water tap, timber storage shed.







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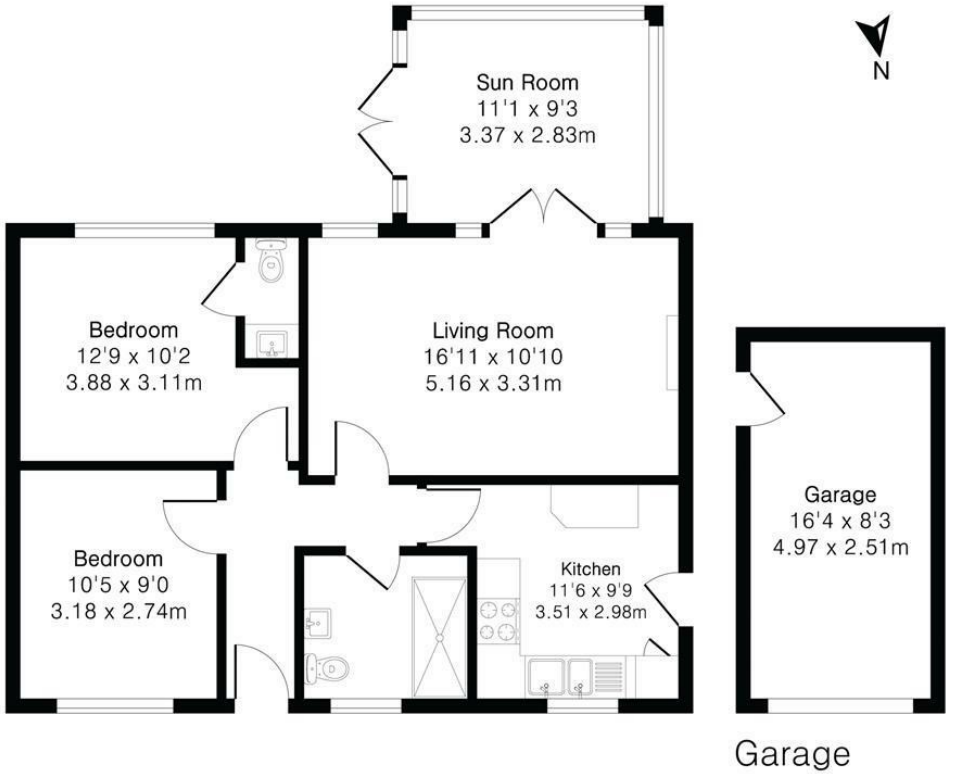
Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

Approximate Gross Internal Area 744 sq ft - 69 sq m (Excluding Garage)

Garage Area 134 sq ft – 12 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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Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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