



Adeane Road, Sawston, CB22 3FN

**CHEFFINS**



## Adeane Road

Sawston,  
CB22 3FN

- No Upward Chain
- Constructed 2020 with 10 year NHBC Structural Warranty
- Driveway Parking Leading to the Garage
- Sought After Village Location
- High Specification Accommodation
- Solar Panels

A most impressive four bedroom detached home constructed in 2020 to a high specification, occupying an attractive position on the outskirts of this sought after village. The well planned accommodation extends to approximately 1411 sq. ft. arranged over two floors.

4 2 1

**Guide Price £650,000**





## 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.

## GROUND FLOOR

### ENTRANCE HALLWAY

With window to the front aspect, entrance door, stairs to the first floor, under stairs storage cupboards, Amtico wood effect flooring, doors to

### KITCHEN/DINER

With window to the rear aspect, matching eye and base level units, counter with inset sink and a half with mixer tap over, inset four ring electric with extractor hood over, integrated appliances include microwave oven, oven, washer dryer and dishwasher, Amtico wood effect flooring, French doors to the garden

### LOUNGE

With window to the front aspect

### GUEST CLOAKROOM

With inset basin and chrome mixer tap over, low level wc with hidden cistern and eco flush plate, part tiled walls, Amtico wood effect flooring

## FIRST FLOOR

### LANDING

With loft access via hatch, airing cupboard, doors to

### PRINCIPAL BEDROOM

With window to the front aspect, fitted wardrobes with mirrored sliding door, door to

## EN-SUITE SHOWER ROOM

With Velux window, contemporary suite comprising; low level wc with hidden cistern and eco flush plate, inset wash basin with chrome mixer tap over, large shower enclosure with glass and chrome sliding door, chrome heated towel rail, tiled floor, part tiled walls

### BEDROOM TWO

With window to the front aspect

### BEDROOM THREE

With window to the rear aspect

### BEDROOM FOUR

With window to the rear aspect

## FAMILY BATHROOM

With contemporary suite comprising; low level wc with hidden cistern and eco flush plate, inset wash basin with chrome mixer tap, panelled bath with shower over, chrome heated towel rail, tiled floor, part tiled walls

## OUTSIDE

The front of the property offers driveway parking leading to the garage and a pathway to the entrance door with a feature lawn area with shrub borders.

The fully enclosed rear garden is mostly laid to lawn with two patio areas, feature flower beds, external lights, an outside tap, personal door to the garage and gated side access.

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Brick Elevations under a Pitched Tiled Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 1411

Parking - Driveway and Garage

## UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Boiler and radiators, mains gas

Broadband - Fibre

Mobile Signal/Coverage - OK







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	87
(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	

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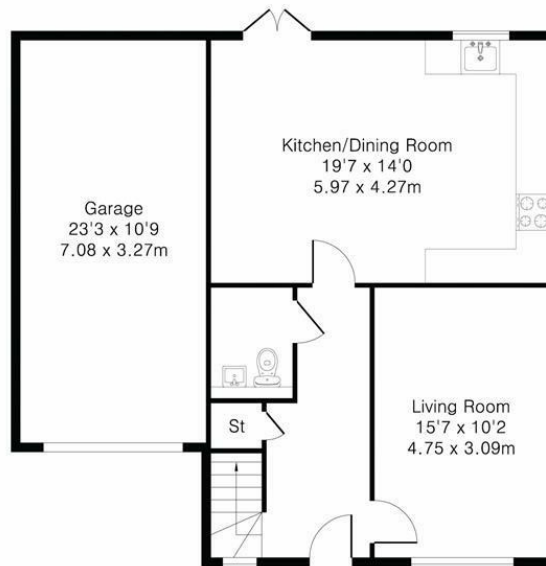
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1411 sq ft – 131 sq m

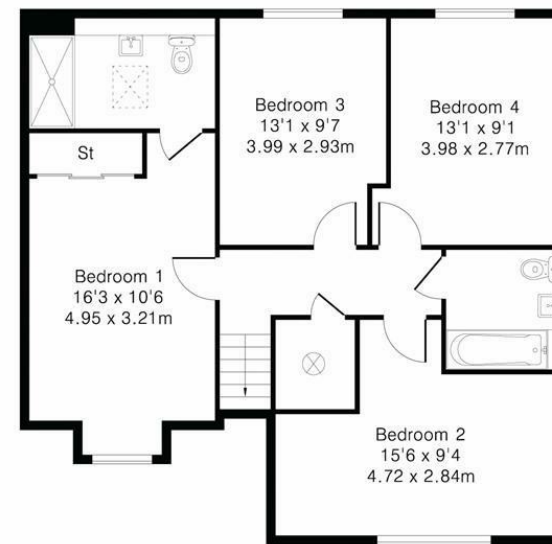
Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 826 sq ft – 77 sq m

Garage Area 249 sq ft – 23 sq m



Ground Floor



First Floor



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.