



Ashley Way, Cambridge, CB22 3DY

CHEFFINS

Ashley Way

Sawston, Cambridge,
CB22 3DY

A versatile four bedroom semi-detached family home situated in the sought after village of Sawston. Benefitting from a beautiful open-plan kitchen/diner with a sustainable pellet burner, Solar Panels, study/fourth bedroom, ground floor shower room, first floor bathroom, utility and driveway for multiple vehicles. (EPC Rating TBC)

LOCATION

Sawston is a large village in Cambridgeshire in England, situated on the River Cam about seven miles (11 km) south of Cambridge. Sawston offers a superb range of everyday amenities, including a supermarket, independent shops, restaurants, takeaways, and an excellent modern health centre. The village is also home to well-regarded primary schools and the high-performing Sawston Village College, which features a public sports centre, gym, and swimming pool.

4 2 2

Guide Price £450,000





GROUND FLOOR

ENTRANCE HALL

Window to side, stairs to first floor, understairs storage, door to wc, door to living room, door to lobby.

SHOWER ROOM

Three piece suite comprising walk in shower, hand wash basin, low level wc, obscure window, heated towel rail.

LIVING ROOM

Window to front, radiator, woodburner.

LOBBY

Understairs storage, space for fridge/freezer, door to bedroom four/study, door to kitchen/diner.

BEDROOM FOUR/STUDY

Window to side, radiator.

KITCHEN/DINER

A beautiful open plan kitchen/diner, fitted with matching base and eye level units with worktop over. Double eye level oven, plumbing for dishwasher, one and half bowl stainless steel sink, induction hob with extractor over. Dining area with pellet burner which uses clean burning recycled pellets, offering 100% sustainability. Bi-fold doors to rear garden.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

Window to front, radiator, fitted wardrobes.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, vanity hand wash basin, low level wc, electric heated towel rail, extractor fan, obscure window to side.

OUTSIDE

Low maintenance rear garden with astro, patio path

leading to the side access gate. Enclosed by timber fencing with mature trees bordering. The vendors have installed solar panels fitted with battery storage.

UTILITY

The garage has been separated, the rear of the garage being used as a utility with access via a personal door into the rear garden, there is plumbing for a washing machine and space for tumble dryer and a stainless steel sink.

GARAGE AND DRIVEWAY

The front of the garage is used for storage and has an up and over door. Driveway space for multiple vehicles.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The vendors have advised they have had solar panels installed.

VIEWINGS By appointment through the Agents.

SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 £450,000

Tenure - Freehold

Council Tax Band - D

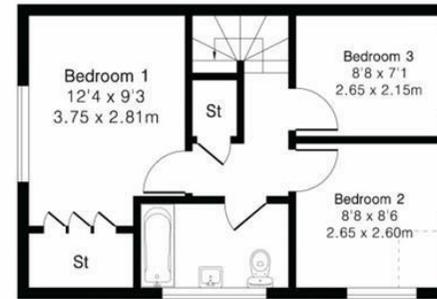
Local Authority - South Cambs

Approximate Gross Internal Area 1150 sq ft - 107 sq m
(Excluding Garage)

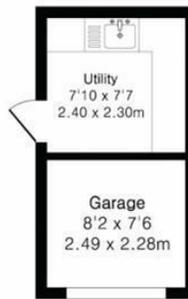
Ground Floor Area 761 sq ft - 71 sq m

First Floor Area 389 sq ft - 36 sq m

Garage Area 129 sq ft - 12 sq m



First Floor



Garage



Ground Floor



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.



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.

