

3 Challis Close, Sawston, Cambridge, CB22 3LT

Guide Price £425,000 Freehold

REDMAYNE ARNOLD & HARRIS

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01223 800860

A MODERN, DETACHED FAMILY RESIDENCE OFFERING SPACIOUS AND WELL - PLANNED ACCOMMODATION, WELL PRESENTED THROUGHOUT, ENJOYING A TRANQUIL CUL-DE-SAC POSITION WITHIN THIS SOUGHT-AFTER AND THRIVING VILLAGE.

- Attractive 3 bedroom, 2.5 bathroom detached house
- 900 sqft/83 sqm
- 0.05 acres
- Off road parking and large one car garage
- Council tax band-D
- Well equipped kitchen/dining room
- Bay-windowed sitting room
- Gas fired central heating
- EPC - B / 84
- Constructed in 2019

The property was constructed in 2019 and makes up part of this select contemporary scheme, positioned in a tranquil cul de sac and just a short walk from the village college, primary school and thriving village centre. The property has four years remaining on the NHBC guarantee, giving future buyers peace of mind.

The property is both spacious and well-planned with accommodation comprising a spacious and welcoming reception hall with stairs to first floor accommodation, Karndean flooring, fitted coat cupboard and a cloakroom, WC just off. The bay-windowed sitting room enjoys a dual aspect so is bathed in natural light. The kitchen/dining room, also a dual aspect room with French doors to the garden and fitted with contemporary cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer and a range of integrated appliances and these include a four ring gas hob, oven, extractor, washing machine with space for a fridge/freezer plus a wall mounted gas fired central heating boiler.

Upstairs, off the landing, are three good sized bedrooms including the master bedroom with mirror-fronted wardrobe cupboards and a luxury en suite shower room comprising a low level WC, vanity wash hand basin, tiled shower cubicle, heated towel rail and attractive wall and floor tiles. The family bathroom boasts a generous shower bath, low level WC, vanity wash hand basin, fitted storage cupboard, heated towel rail and attractive ceramic wall and floor tiles.

Outside a driveway provides off road parking for two vehicles and leads to the garage which has an up and over door, power and light connected. Gated access leads to the rear garden which enjoys good levels of privacy and is laid mainly to lawn with flower and shrub borders and beds, paved patio, enclosed by walling and fencing with personal door into the garage.

Agents Note
There is a management company, HML, that looks after the estate. Charges are biannual in March and September. Approximate charge is £360

Location
Sawston is one of South Cambridgeshire's largest communities and offers a first class range of amenities including a village supermarket, shops, bank, chemist, GP surgery and professional facilities. There is ready access to the neighbouring science and business parks, and to Addenbrooke's Hospital and the Biomedical Campus. There are two primary schools, the Sawston Child Care Nursery School, and the highly-rated Sawston Village College (Sunday Times State 11-16 Secondary School of the Year 2025). Junction 10 of the M11 is about 3 miles away and Whittlesford mainline station is about 1.5 miles with an excellent commuter service to London Liverpool Street in under an hour. Stansted Airport is within easy reach being approximately 22 miles away. There is a regular bus service and cycle path to Cambridge City centre.

Tenure
Freehold

Services
Mains services connected include: gas, electricity, water and drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

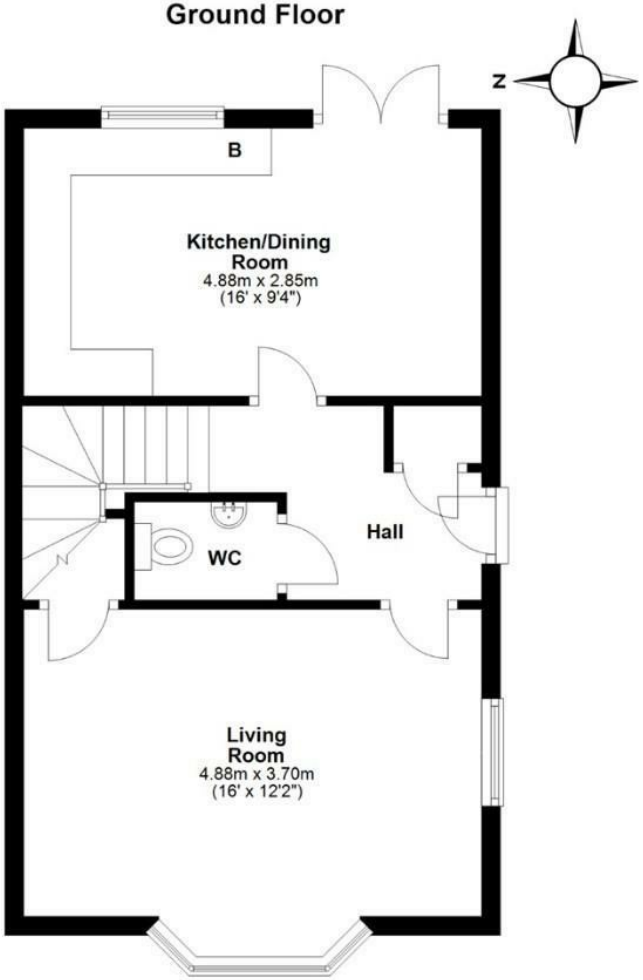
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





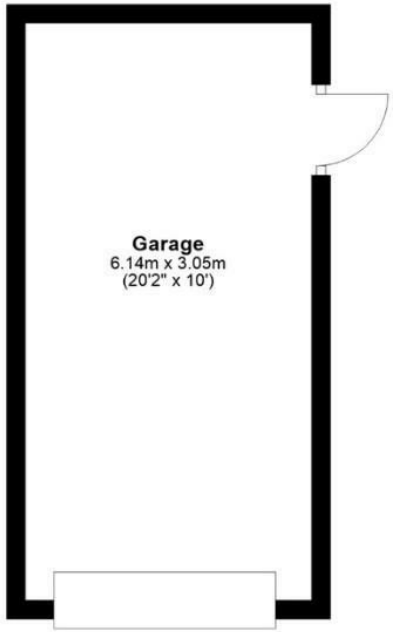
Ground Floor



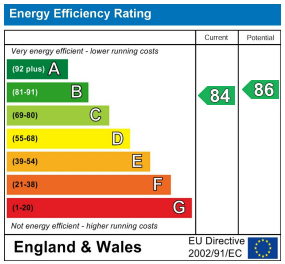
First Floor



Outbuilding



Approx. gross internal floor area 83 sqm (900 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











