



12 Paddock Way, Sawston, Cambridge, CB22 3JS
Guide Price £350,000 Freehold



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AN ESTABLISHED THREE BEDROOM SEMI-DETACHED HOUSE WITH ENORMOUS POTENTIAL FOR EXPANSION AND MODERNISATION, SET WITHIN A MATURE GARDEN WITH AMPLE PARKING, GARAGE AND LOCATED WITHIN A TRANQUIL CUL-DE-SAC SETTING.

- 3 bedroom semi-detached house
- 875 sqft/81 sqm
- Gas fired central heating to radiators
- Built in the 1970s
- Council tax band-D
- 1 bathroom, 1 reception room
- 0.12 acre plot
- Off road parking and garage
- EPC-D/66
- Chain free

The property occupies a pleasant cul-de-sac position on the favourite Southern side of the village with the local amenities and schooling all just a short walk away. The property boasts a generous mature plot and offers great potential for enlargement (subject to planning consents), reconfiguration and modernisation. A number of the properties in the road have been extended so planning consents should be a formality.

The accommodation comprises a welcoming reception hall with stairs rising to first floor accommodation, off of which is the sitting room which overlooks the garden and has an open fireplace which currently houses an electric fire. The kitchen/dining room overlooks the garden with patio doors providing access and is fitted with a range of storage cupboards, fitted work surfaces with inset single sink and drainer, electric cooker point, larder cupboard plus space for a fridge/freezer and washing machine.

Upstairs, off the landing with airing cupboard are three good-sized bedrooms. Bedrooms one and two have fitted wardrobe cupboards and there is a family bathroom.

Outside, there is a neat lawned front garden with a driveway providing off road parking for two to three cars and leading to a large one car garage with up and over door, power and light connected with an adjoining tool shed and garden's WC. Gated access leads to the rear garden which is laid predominately to neat, well maintained lawns with colourful flower and shrub borders and beds and, a mature cherry blossom tree, paved patio and all is enclosed by fencing enjoying good levels of privacy.

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 mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-D

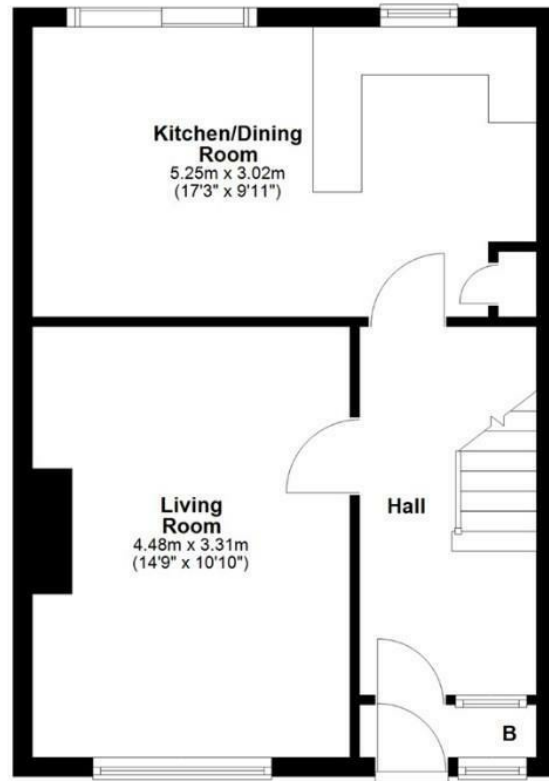
Fixtures and Fittings

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





The floor plan shows a rectangular layout. On the left side, there are two bedrooms: **Bedroom 1** (3.22m x 3.21m / 10'7" x 10'6") at the top and **Bedroom 2** (3.33m x 2.72m / 10'11" x 8'11") at the bottom. To the right of these is a **Bathroom** containing a toilet, a bathtub, and a sink. A central **Landing** area provides access to the bedrooms and bathroom, and features a staircase leading down. A small circular feature, possibly a closet or storage area, is located near the center of the landing.

The floor plan shows a rectangular layout. On the left side, there is a vertical corridor. To the right of the corridor, from top to bottom, are the following rooms:

- WC:** Located at the top left, containing a toilet and a sink.
- Store Room:** Located at the top right, containing a door and a window.
- Garage:** A large rectangular area occupying the bottom half of the plan.

Dimensions for the rooms are provided in meters and feet/inches:

- Store Room:** 2.05m x 1.61m (6'9" x 5'3")
- Garage:** 5.66m x 2.50m (18'7" x 8'3")

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

