

28 Eccles Close, Sawston, Cambridge, CB22 3DB

Guide Price £450,000 Freehold

REDMAYNE ARNOLD & HARRIS

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01223 800860

A MODERN AND MOST ATTRACTIVE SEMI-DETACHED HOUSE BUILT IN 2006, OFFERING SPACIOUS, WELL-PLANNED AND BEAUTIFULLY PRESENTED ACCOMMODATION WITH OFF ROAD PARKING, GARAGE AND A PRIVATE REAR GARDEN.

- Attractive 3 bedroom, 2 bathroom semi-detached house
- Built in 2006
- Well equipped kitchen
- Gas fired central heating to radiators
- Council tax band-D
- 1164 sqft/108 sqm
- Freshly decorated throughout
- Off road parking and garage
- EPC-C/70

The property occupies a tranquil cul-de-sac position, located on the North side of the village, just a short walk from the primary and secondary schools and the thriving village centre. The property was constructed in 2006 by the highly reputable Park Hill Homes, a developer synonymous with thoughtful design and high quality finish within small unique schemes.

The accommodation comprises a welcoming reception hall with karndean flooring, stairs to first floor accommodation and cloakroom/WC. The kitchen/breakfast room is fitted with attractive cabinetry, ample fitted working surfaces, inset one and a half sink unit with mixer tap and drainer, integrated fridge/freezer, a Hotpoint five ring gas range style stove with matching extractor, a dishwasher, a washer/drier, and a wall mounted Viessmann gas fired central heating boiler.

The sitting/dining room is a generous family space with French doors to the fully enclosed garden and a large understairs storage cupboard.

Upstairs, off the half galleried landing with generous airing cupboard, are three good sized bedrooms including an en suite shower room to the main bedroom and a family bathroom.

Outside there is a neat front lawn, and a block paved driveway provides parking for at least three cars. This leads to the garage with up and over door, power and light connected, and personal door to the rear garden. This is laid to lawn with flower/shrub borders, a generous paved patio, and is fully enclosed by fencing.

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. However, all kitchen appliances are included.

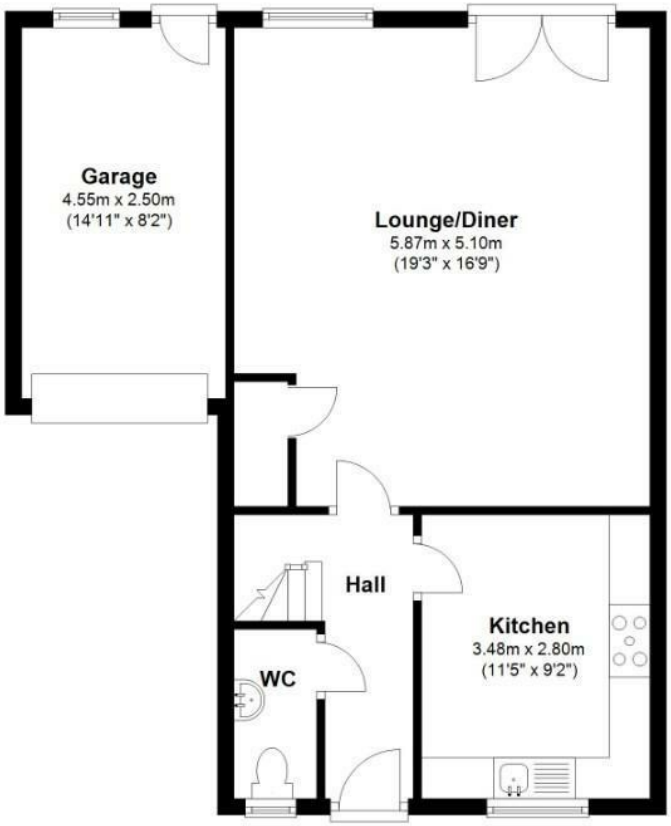
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





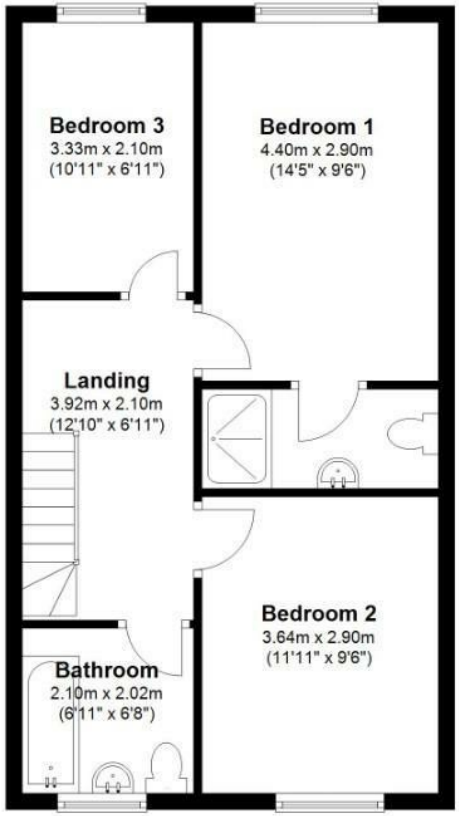
Ground Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



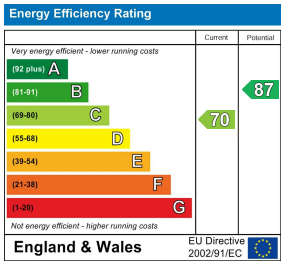
First Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



Total area: approx. 108.2 sq. metres (1164.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



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.











