



Eccles Close

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A bright and airy 2 bedroom house with a loft room and delightful south-facing garden. The property is set in a small cul-de-sac on the edge of the village, within easy reach of the city.

Guide Price:
£350,000

Eccles Close, Sawston,
CB22 3DB



This modern 2 bedroom house is tucked away in a pleasant cul-de-sac at the Stapleford edge of the village. This particular property has a delightful south-facing garden and is within walking distance of the village High Street.

On the ground floor is a welcoming entrance hall with dual aspect floor-to-ceiling windows, space for coats and footwear and access to a cloakroom W.C. There is a well fitted kitchen with various integrated appliances; this opens across a breakfast bar into a spacious sitting / dining room which is finished with solid wood flooring, has southerly aspects and French doors to the rear garden.



Upstairs are 2 double bedrooms and the main bathroom which has been fitted with a white suite. The landing provides access to a substantial loft room measuring 3m x 4m with 2 Velux windows, plenty of eaves storage and a pull-down ladder. A window above the stairwell provides additional light to the first floor.

Outside, there is a driveway providing parking for 1 vehicle, plus a second allocated space opposite and further visitors parking. A side gate leads to the south-facing rear garden which extends to approximately 18m (60ft). There is a paved terrace, the remainder is laid to lawn and bordered with a variety of mature shrubs and stocked beds. There is a storage shed at the foot of the garden and bike storage to the side, the whole is enclosed by fencing.

There is a small maintenance charge per annum for upkeep of the communal lighting and insurance. For 2020 this was £14.82.





75 sqm / 809 sqft

220 sqm / 0.05 acre

End-terrace house

2 bed, 1 recep, 1 bath

Allocated parking

2005

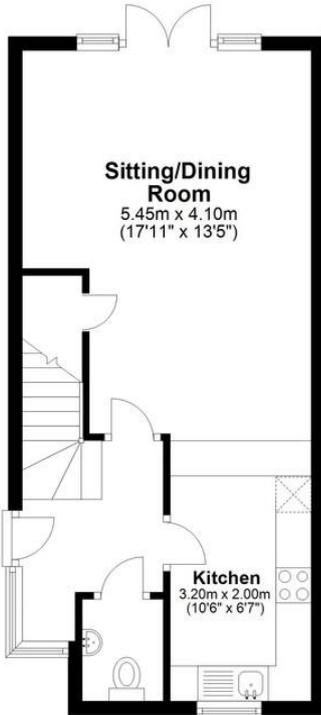
EPC - D / 68

Council tax band - C



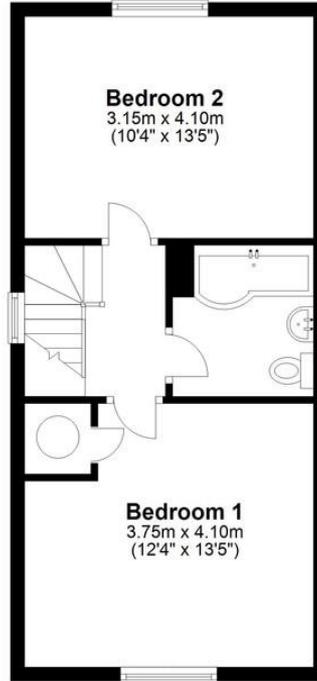
Ground Floor

Approx. 37.2 sq. metres (400.6 sq. feet)



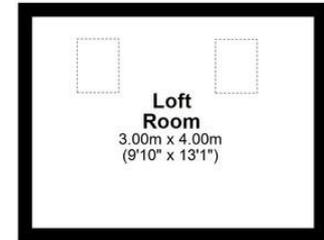
First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



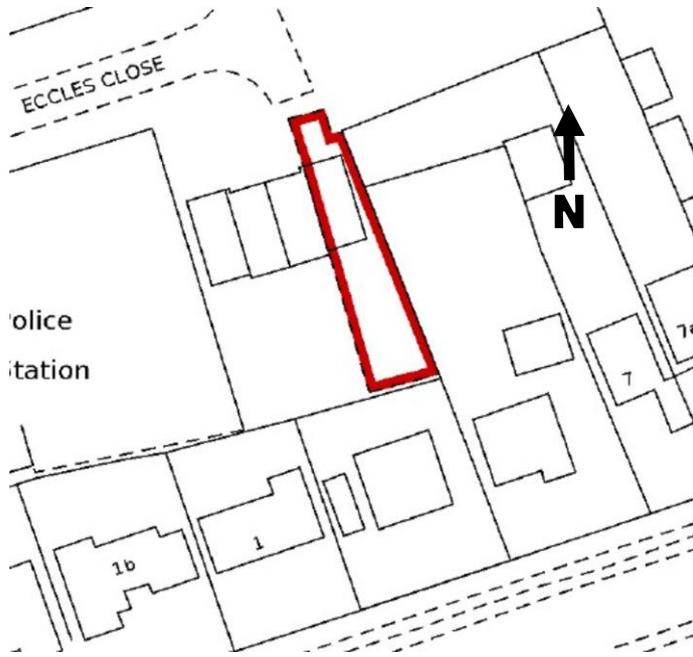
Loft

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 75.2 sq. metres (809.0 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Sawston is one of the largest villages to the near south of the City, situated about 3 miles from the City boundary and around 4 miles from the Addenbrooke's campus. It also gives excellent access to the M11 (J10 3 miles).

There are good cycle routes to the mainline railway station at Whittlesford (1.5 miles) and the science parks at Babraham (2 miles) and Abington (3.5 miles).

The village has a fantastic range of local shops including a small supermarket, various restaurants and takeaways, an excellent modern health centre, primary schools and the high achieving Sawston Village College which has a sports centre, gym and swimming pool that are open to the public. There is very little need to leave the village for day-to-day living.

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