



Springfield Road, Sawston Cambridge
£400,000 **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious four bedroom family home
- Generous lounge leading to conservatory

The accommodation begins with a welcoming entrance hall, leading through to a spacious lounge/dining room that flows seamlessly into a bright and airy conservatory, creating an ideal space for both relaxing and entertaining. The well-equipped kitchen/dining room offers ample space for family life and is complemented by a practical utility area and a convenient downstairs WC.

On the first floor, there are three generous double bedrooms, including a principal bedroom with its own en-suite shower room. A fourth single bedroom provides flexibility as a child's room, home office, or nursery, while the stylish family bathroom serves the remaining bedrooms.

Outside, the property enjoys a generously sized rear garden, mainly laid to lawn with a substantial



patio area that is perfect for outdoor dining and entertaining. A useful outbuilding provides additional storage or hobby space. To the front, there is ample off-road parking, and the property offers excellent potential for further extension, subject to the necessary planning permissions.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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