



47 BREWERY ROAD
Pampisford

Carter Jonas

47 BREWERY ROAD, PAMPISFORD, CAMBRIDGE, CB22 3EW

- Cambridge City Centre - approx. 6 miles
- Whittlesford Railway Station - approx. 2 miles
- Addenbrookes Hospital - approx. 7 miles
- M11 (N&S) - approx. 2.5 miles

20-Minute walk to Whittlesford mainline railway station
· Three bedrooms · 2 Off-road private car parking spaces · Offered with no onward chain · Utility room · South-facing rear garden with open views · EPC rating C

DESCRIPTION

Brewery Road enjoys a picturesque setting, nestled against expansive countryside, and is conveniently situated just a brief 20-minute stroll away from Whittlesford's mainline railway station, offering direct connections to London Liverpool Street. The ground floor welcomes you with an inviting entrance hall, complete with a staircase leading to the first floor. The cozy sitting room boasts the warmth of an open fireplace, complemented by a generously sized front-facing window that bathes the room in natural light. An elegant archway seamlessly transitions into the exquisite kitchen/dining area. This modern kitchen features an array of sleek storage units topped with solid wood countertops, housing top-tier amenities such as an integrated dishwasher and a Bosch oven. Sunlight pours in through a side window, and an archway gracefully leads to the utility room. Here, you'll find additional contemporary storage solutions and ample space for a washing machine and dryer. Completing the ground floor is a tastefully designed family bathroom, showcasing high-quality fittings.

Ascending to the first floor, you'll discover three thoughtfully proportioned bedrooms. Bedrooms two and three treat you to captivating vistas of the rear garden and the expansive farmland that stretches beyond.

A VERY WELL-PRESENTED SEMI-DETACHED HOUSE PROVIDING WELL LAID OUT ACCOMMODATION AND ENJOYING A PLEASANT LOCATION WHICH BACKS ONTO OPEN FARMLAND.



The master bedroom is enhanced by a fitted cupboard and boasts views overlooking the front aspect.

OUTSIDE

The front garden presents an inviting expanse of lush lawn, complemented by a convenient side gate providing access to the rear. The rear of the property boasts a generously sized, sun-soaked garden facing south, adorned with an array of shrubs and plants amidst the sprawling lawn, creating a tranquil oasis that abuts the open farmland.

LOCATION

Pampisford is a well-served village which neighbours the village of Sawston. The local area boasts varied and extensive amenities including convenience stores, restaurants, cafes and public houses, schooling for all ages and doctors' and dentists' surgeries. For those needing to commute, there is a mainline railway station at Whittlesford, only 2 miles away, as well as access to major road networks via the A505 leading to the A11 and M11. The village is also served by a regular bus service.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the selling agents, Carter Jonas, 01223 403330



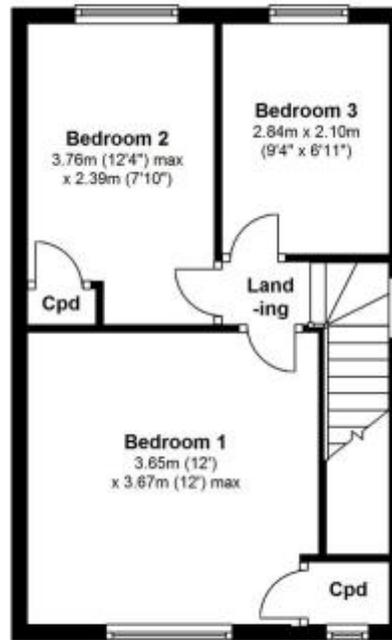
Ground Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 82.1 sq. metres (883.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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