

14 Station Road, Great Shelford, Cambridge, CB22 5LR

Offers Over £650,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A STYLISH, END OF TERRACED, MODERN TOWNHOUSE WITH BEAUTIFULLY PRESENTED ACCOMMODATION ARRANGED OVER THREE FLOORS WITH CAR PORT, GENEROUS TERRACED GARDEN AND LOCATED CENTRALLY WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE AND BENEFITTING FROM SUPERB TRANSPORT LINKS, MAKING IT IDEAL FOR COMMUTERS AND FAMILIES ALIKE.

- 4 bedroom, 2.5 bathroom townhouse
- 1775 sqft/ 165 sqm
- Generous sitting room plus study
- Gas fired central heating to radiators
- Council tax band-F
- Open planned kitchen/dining/family room
- Built in 2017
- Car port and guest parking
- EPC-B / 85
- Chain free

The residence was constructed by the Enterprise Property Group in 2017 and enjoys an incredibly position, adjacent to the main line train station with the village amenities just a moments' walk away. The property boasts beautifully presented accommodation arranged over three floors and extends to 1775 sqft with a car port which could easily become a garage (other residents have done just that) and a large terraced garden, perfect for summer evening entertaining.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, storage cupboard under, a door to car port, a study and a cloakroom/WC. On the first floor, off the landing, are stairs to the second floor, a generous living room with large picture windows to front aspect, a generous double bedroom and a shower room comprising a closed couple WC, tiled shower cubicle, half pedestal wash hand basin, heated towel rail and attractive wall and floor tiles. The kitchen/dining/family room is the heart of this lovely home with it's virtually glazed rear elevation, this room is bathed in natural light and patio doors out to the terraced garden. The kitchen area is fitted with attractive, contemporary cabinetry, stone composite work surfaces with inset one and a half sink unit with mixer tap and bevel drainer. There are a range of Bosch appliances and these include an induction hob, conventional oven plus a combination microwave oven, fridge/freezer, dishwasher and washing machine. All are complimented by an attractive porcelain floor. There is bespoke fitted wooden shutters and blinds throughout the house.

On the second floor landing is a generous skylight, again bathing this space in natural light. There are three further double bedrooms and a luxury family bathroom. The master bedroom boasts fitted wardrobe cupboards, a luxury en suite bathroom and a door to a small terraced area. All upstairs bathrooms have underfloor heating and heated towel rails.

Outside there is undercroft parking including guest parking which leads to the car port with electric connected and an EV charger. The terraced garden measures 42.5ft x 22.95ft and is laid to hardwood deck, a perfect place for alfresco dining.

Location
Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including a supermarket, bakery, chemist and a butcher. The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible. Great Shelford has excellent rail connections: Shelford station to the newly opened Cambridge South station (4 minutes away) which is on the Biomedical Campus (approximately 46 minutes to London King's Cross), Cambridge (9 minutes) as well as direct trains from Shelford to London Liverpool Street (approximately 1 hour 13 minutes).

Tenure
Leasehold
Leasehold is 999 years from 01 January 2017, with 990 years remaining.
Ground rent is £1.00 per annum, this is reviewed every 10 years and is increased in line with the Retail Price Index at each review.
Service charge is £1,714.97 per annum, this is reviewed annually and is adjusted according to associated costs.
The property is held on a leasehold basis, with the freehold collectively owned by the eight leaseholders.

Services
Mains services connected include gas, electricity, water and mains drainage. Full fibre broadband

Statutory Authorities
South Cambridgeshire District Council
Council tax band-F

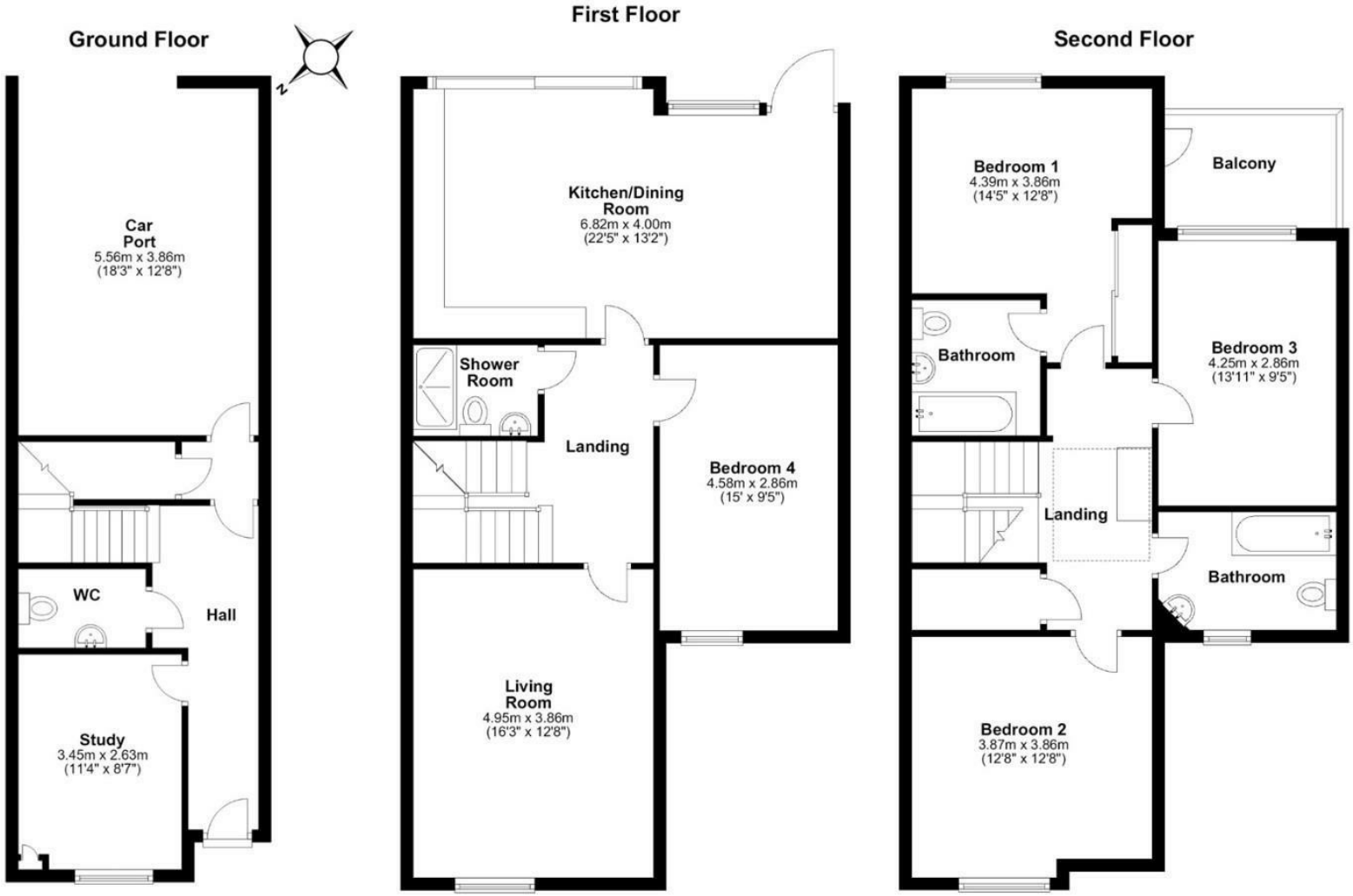
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

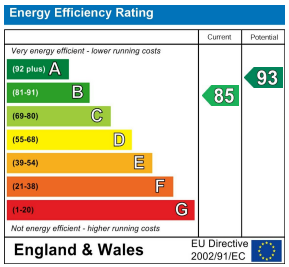








Approx. gross internal floor area 165 sqm (1775 sqm) excluding Car Port



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.











