



44 Stonehill Road, Great Shelford, Cambridge, CB22 5JL
Guide Price £500,000 Freehold



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A GENEROUSLY PROPORTIONED SEMI-DETACHED HOUSE WITH GREAT SCOPE FOR FURTHER ENLARGEMENT (STPC) AND MODERNISATION WITH A PRIVATE, MATURE GARDEN, OVERLOOKING FIELDS IN THIS SOUGHT-AFTER VILLAGE.

- Extended 3 bedroom semi-detached house
- 1 bathroom, 2 reception rooms
- Built in 1959
- Off road parking and garage
- Council tax band-E
- 1275 sqft/118 sqm
- 0.12 acre plot
- Gas fired central heating
- EPC-D / 67
- Chain free

The property enjoys a fine position, tucked away at the end of this no-through road and set back in gardens of 0.12 acres which overlook fields to the rear. Over the years, the property has been extended, offering accommodation of approximately 1275 sqft with great scope for further enlargement, reconfiguration and modernisation. Many neighbouring houses have done just that so planning consent should be relatively straight forward. The accommodation comprises an entrance hall with stairs to first floor accommodation and storage cupboard under. The dual aspect sitting/dining room has a feature open fireplace with patio doors to the conservatory. The kitchen/breakfast/family room also has patio doors to the conservatory and views over the garden to the rear. There are a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset circular sink unit with circular drainer and mixer tap, four ring ceramic hob, double oven. extractor, space for a fridge/freezer, dishwasher, washing machine and tumble dryer. Off the side hall, which has a door to outside, is a small study which houses a wall mounted gas fired central heating boiler and a cloakroom/WC.

Upstairs, off the landing are three bedrooms and a family bathroom.

Outside, the front garden is laid to lawn with a generous shingled driveway providing off road parking for at least four vehicles and leading to the garage with up and over door, power and light connected. Side access leads to rear garden which is mainly laid to lawn with a paved patio, flower and shrub borders, a selection of mature trees and hedging and overlooking fields to the rear.

Location

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, coffee shops, dentist and the Health Centre in Ashen Green. The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital and Cambridge Biomedical Campus are within easy reach and Stansted Airport is within half an hour's drive (via M11).

Tenure

Freehold

Services

Mains services connected include; gas, electricity, water and drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-E

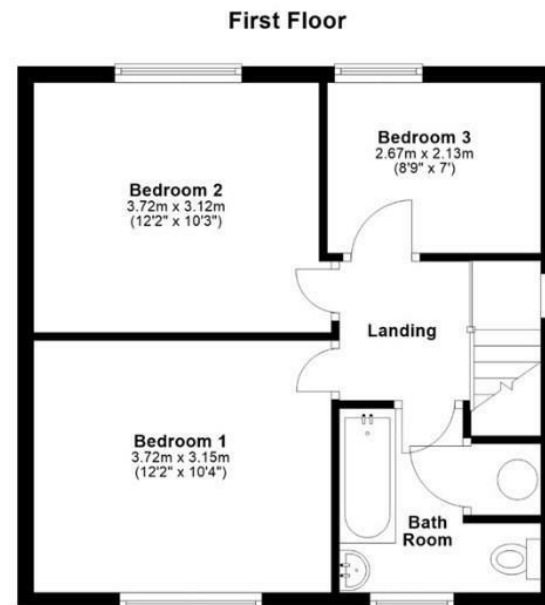
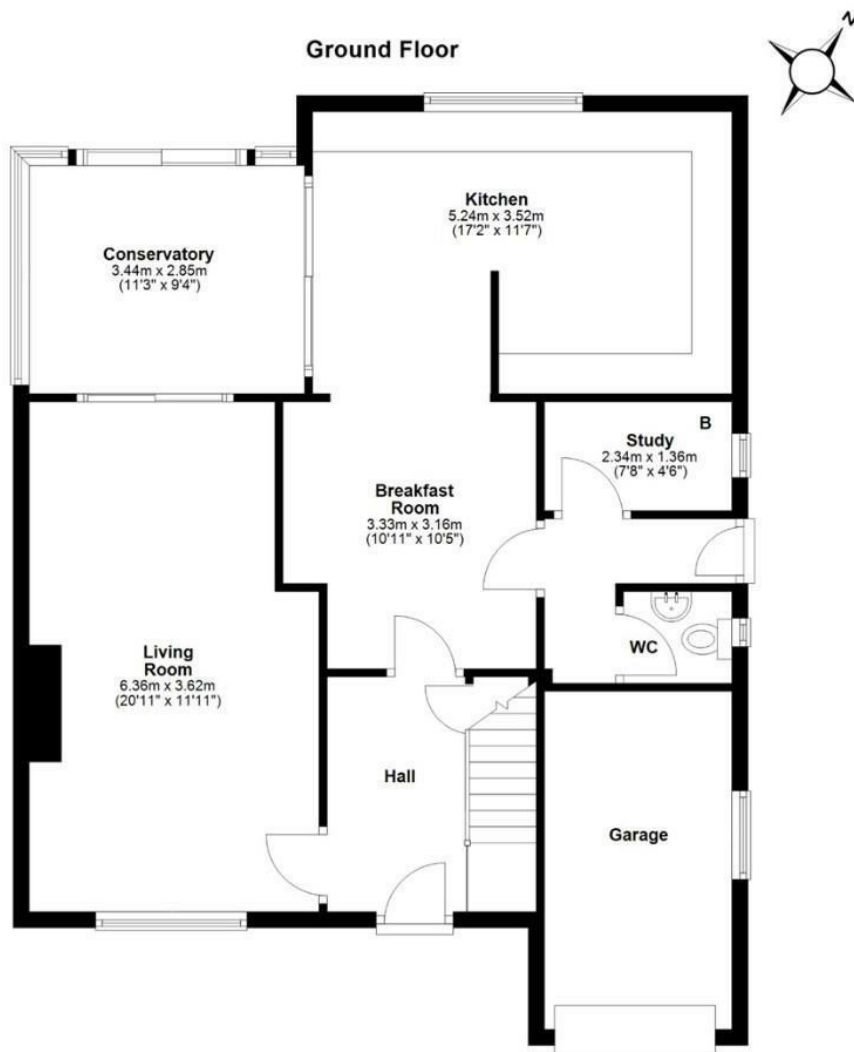
Fixtures and Fittings

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 118 sqm (1275 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

