

5 Fletchers Way, Great Shelford, CB22 5FH

Guide Price £425,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CONTEMPORARY TWO BEDROOM, END-OF-TERRACE HOUSE, BEAUTIFULLY PRESENTED WITH OFF-ROAD PARKING, A CART LODGE AND AN ENCLOSED REAR GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 2 double bed, modern end-of-terrace house
- 1 bath, 1 reception room
- Off-road parking and carport
- New uPVC double-glazing
- EPC -B / 82
- 725 sqft/ 67 sqm
- Gas-fired central heating to radiators
- 0.04 acre plot
- Built in 2015
- Council Tax Band - C

The property enjoys a tranquil, no-through road position just a short walk from the mainline station and thriving village centre. Constructed in 2015 by award winning Linden Homes, the property has been built to exacting standards and is beautifully presented throughout boasting off-street parking plus a cart lodge and enclosed lawned rear garden.

The accommodation comprises a spacious entrance hall with stairs to the first floor accommodation, storage cupboard under and cloakroom w.c. just off. The open plan kitchen/dining/living room enjoys a sunny, triple aspect with French doors out to the garden. The kitchen area is fitted with attractive, contemporary cabinetry, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer, four ring gas hob, oven, extractor and integral washing machine plus space for a fridge-freezer. There is attractive wood-effect flooring running through the entire ground floor elevation.

Upstairs, there are two good-sized double bedrooms including master bedroom with fitted wardrobe cupboards and a luxury family bathroom with both bath tub and separate shower cubicle and complemented by attractive floor and wall tiling.

Outside, a block-paved driveway provides parking for two cars. One of these spaces is beneath a cart lodge. Gated access leads to the rear garden, which is laid mainly to lawn with flower and shrub borders, a paved patio area, timber shed and all is enclosed by fencing.

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, marvellous deli 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. Transport links are being further improved by the addition of South Cambridge Railway Station, which is now open, which will be a short distance away.

There are both Infant and Junior schools in the village. 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
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band - C

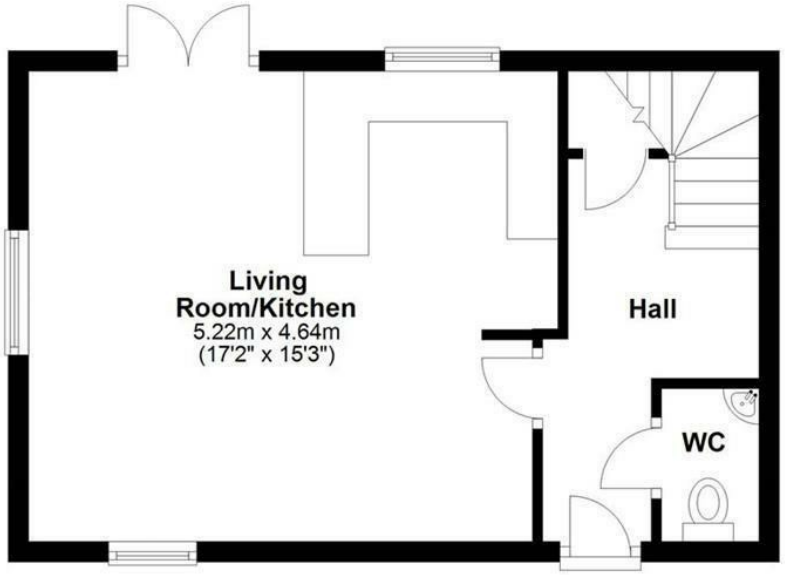
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

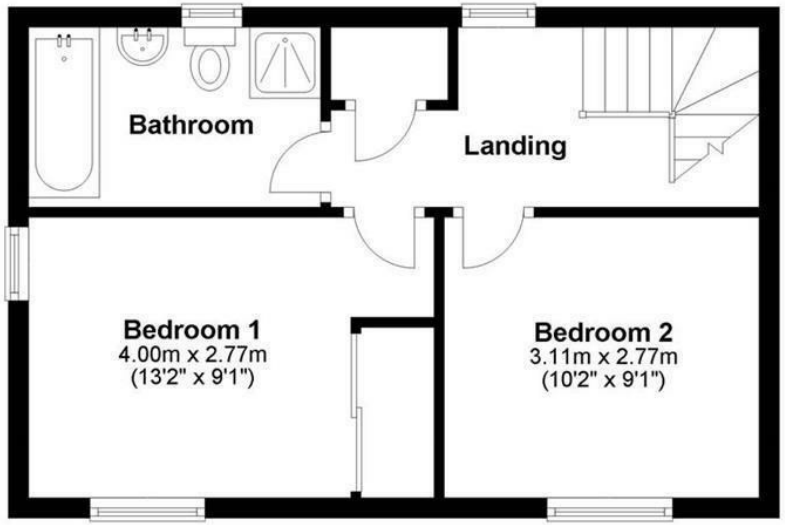




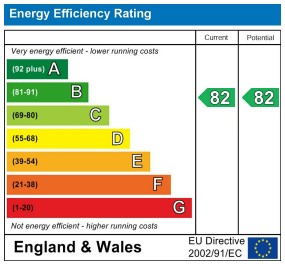
Ground Floor



First Floor



Approx. gross internal floor area 67 sqm (725 sqft)



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.


Bread





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NOT WAR

