



23 Priams Way, Stapleford, Cambridge, CB22 5DT
Guide Price £675,000 Freehold



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A STUNNING SEMI-DETACHED HOUSE, EXTENDED AND FULLY REFURBISHED, SET WITHIN MATURE AND PRIVATE GARDENS WITH EXTERNAL HOME OFFICE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- Extended and refurbished semi-detached house
- 1350 sqft/125 sqm
- Built in the 1950s
- New uPVC windows and doors
- EPC-D / 65
- 3 beds, 1.5 bath, 2 reception rooms
- 0.11 acre plot
- Gas fired central heating to radiators
- Mature garden and external home office
- Council tax band-D

The property occupies a pleasant position within this popular residential area, just a short walk from the main line train station, primary school and thriving village centre. In recent times, the property was extended and fully refurbished, resulting in bright and spacious accommodation throughout. The current owners, more recently, have further improved the property with conversion of the garage to an additional reception room and a handy utility room plus all windows and doors have been replaced with high quality uPVC equivalents. Furthermore the garden has been much improved to include a children's play area and an external home office/studio has recently been recently constructed. The entire property has been freshly redecorated throughout and presents to an extremely high standard, making this the ultimate 'turnkey' property.

The accommodation comprises an entrance porch to a spacious, welcoming reception hall with stairs to first floor accommodation, solid oak flooring, attractive wood panelling and a cloakroom/WC just off. From the hallway, the former garage, has been skillfully converted to a snug/home office with door to a handy utility room which accommodates the usual white goods plus a wall mounted gas fired central heating boiler. The living accommodation flows wonderfully well. The kitchen/breakfast room and dining area are bathed in natural light with large picture windows and sky lights. The kitchen is fitted with attractive, contemporary cabinetry, ample solid oak work surfaces and breakfast bar, deep pan drawers, larder cupboards and a pantry cupboard. There is a range of integral Neff appliances and these include an induction hob, retractable down-draught extractor, twin ovens, fridge/freezer and dishwasher. The dining area opens to a garden room with a mono-pitched roof incorporating sky lights and French doors to the garden and again with solid oak flooring which runs through much of the ground floor. The sitting room boasts a feature fireplace with bespoke wall mounted and base level storage cupboards and oak flooring.

Upstairs, off the landing are three bedrooms, including the master bedroom with bespoke fitted wardrobe cupboards and a luxury family bathroom which comprises a low level WC, vanity wash hand basin, panel bath with mains fed-shower over and heated towel rail.

Outside, the driveway provides parking for two to three vehicles. The rear garden enjoys a South-westerly orientation, laid mainly to lawn with well stocked flower and shrub borders and beds, including raised beds, a selection of mature trees and bushes including fruit bearing trees and a generous paved patio with pergola over. There is a raised vegetable and herb garden, a children's wood-chip play area, timber home office/studio with power and light connected which is currently being utilised as a gymnasium, a potting shed and all enjoys excellent levels of privacy and seclusion.

Location

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford. The village is easily accessible either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band-D

Fixtures and Fittings

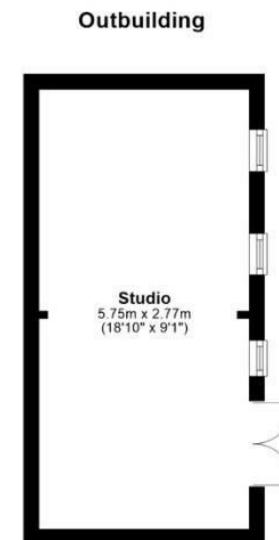
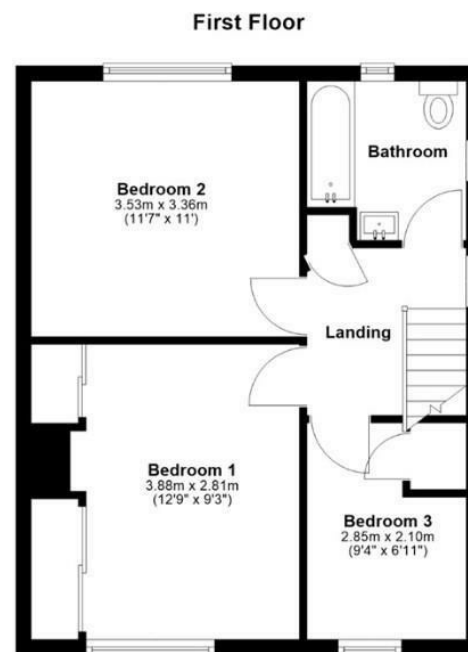
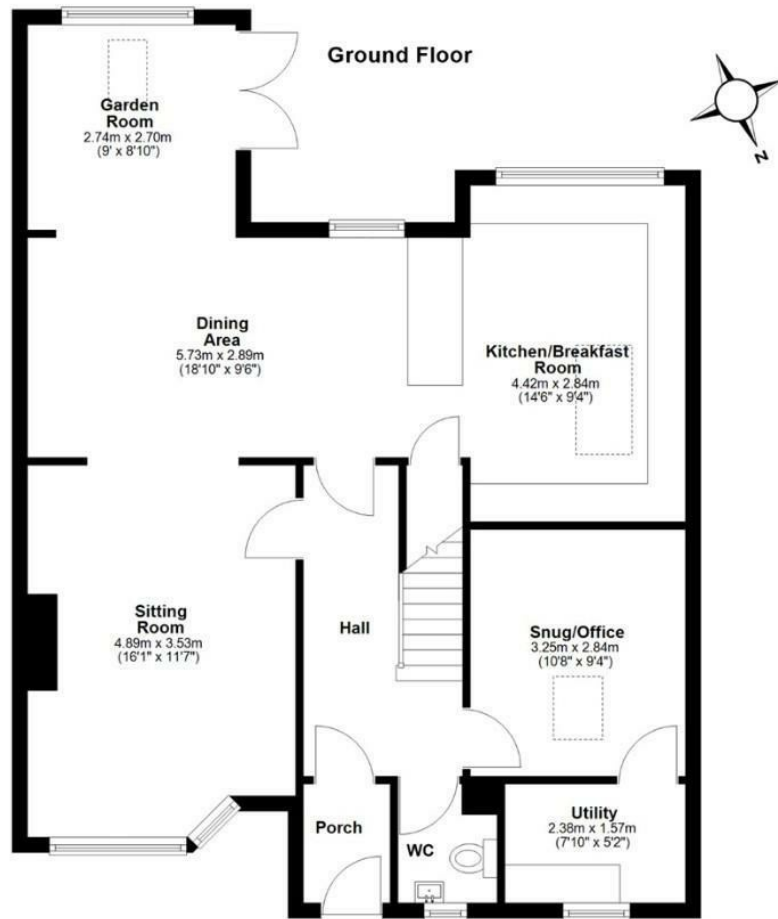
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 125 sqm (1350 sqft) excluding Studio

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	80
	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.



