



13 Poplar Close, Great Shelford, Cambridge, CB22 5LX

This beautifully refurbished and extended home is ideally located within walking distance of the train station and village centre. Offering around 1,225 sq ft of high-spec accommodation over two floors, the property combines modern design with spacious living.

The ground floor features a welcoming entrance hall, cloakroom/WC, study with utility cupboard, and a double bedroom with luxury en suite. The standout open-plan kitchen/dining/living area includes a skylight, bi-fold doors to the garden, contemporary fitted units, central island, and integrated appliances.

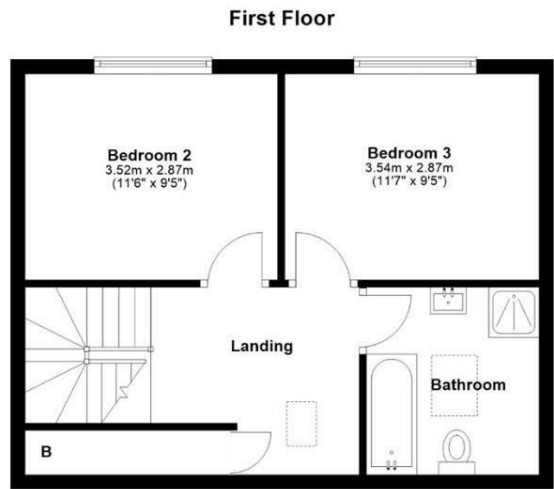
Upstairs, there are two large double bedrooms, a stylish family bathroom with bath and separate shower, plus a landing with study space and additional storage.

Outside, the property benefits from a front lawn, driveway parking for up to two cars, and a private rear garden with lawn, mature planting, decked terrace, and timber garden store.

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

- 3 bedroom semi-detached chalet-style residence
- 1225 sqft/114 sqm
- 0.08 acres
- Extended and fully refurbished
- Fabulous open plan kitchen/dining/sitting room
- Luxury bathroom suites
- New gas fired central heating boiler
- Off road parking and enclosed rear garden
- EPC-C/77
- Council tax band-D

£2,350 PCM



Approx. gross internal floor area 114 sqm (1225 sqft)

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			
		77	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	