



38 Hinton Way, Great Shelford, Cambridge, CB22 5BB
Guide Price £750,000 Freehold



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AN INDIVIDUAL DETACHED SINGLE STOREY RESIDENCE WITH GREAT SCOPE FOR EXPANSION, RE-CONFIGURATION OR RE-DEVELOPMENT SUBJECT TO PLANNING CONSENTS. SET WITHIN A LARGE MATURE GARDEN WITH VIEWS OVER FIELDS AND CENTRALLY LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached single storey house
- 2 beds, 2 baths, 2 recepts
- Gas fired central heating to radiators
- EPC - D / 62
- Enormous expansion or re-development potential
- 950 Sqft / 88 Sqm
- 0.25 acres
- Block paved driveway and gravelled area
- Council tax band - E
- Chain free

The property occupies a pleasant non-estate position set back from the road, just a short walk from the main line train station and village amenities. The property is set within mature and private gardens and enclosed rear garden overlooking fields to the rear. The property offers great potential for expansion, re-configuration and modernisation or perhaps even replacement subject to planning consents.

The accommodation comprises a welcoming reception hall with linen cupboard. There are two double bedrooms, both with fitted wardrobe cupboards and the main bedroom boasting an en suite WC. The shower room consists of a low level WC, pedestal wash hand basin and a tiled shower cubicle. The sitting/dining room enjoys a dual aspect with feature fireplace and attractive marble surrounding hearth and French doors out to the garden room which enjoys lovely views over the garden and fields beyond.

Outside, the property is set back from the road behind decorative walling, block paved driveway and gravelled area provides parking for four to five cars and leads to the garage with up and over door, power and light connected. There is a central flower and shrub bed with gravel surround. Gated access leads to the rear garden which is laid mainly to lawn with flower and shrub borders, an external WC and views over the fields to the rear enjoying good levels of privacy.

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 supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council

Council tax band - E

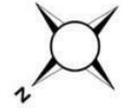
Fixtures and Fittings

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
88 sqm (950 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(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.

