

6 Garden Fields, Little Shelford, Cambridge, CB22 5HH

Guide Price £600,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MOST ATTRACTIVE BAY-FRONTED PERIOD HOUSE, EXTENDED AND IMMACULATELY PRESENTED WITH ACCOMMODATION OVER THREE FLOORS SET WITHIN A GENEROUS ENCLOSED REAR GARDEN AND ENJOYING A TRANQUIL PRIVATE ROAD POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom semi-detached house
- Generous bay-fronted living/dining room plus utility/shower room
- 1543 sqft/143 sqm
- UPVC sash windows
- EPC-
- Well equipped kitchen/breakfast room
- Garden room extension
- Gas fired central heating to radiators
- Chain free
- Council tax band-D

Constructed in the 1920s, this property occupies a quiet, private road position near the centre of the village and just a short walk from the primary school. Over the years the property has been extended and much improved with extremely well-planned accommodation arranged over three floors and this extends to approximately 1540 sqft.

The accommodation comprises an entrance porch through to a reception hall with stairs to first floor accommodation. A box-bay windowed sitting/dining room boasts a feature fireplace and two large walk-in storage cupboards, one of which houses the gas fired central heating boiler. The kitchen is fitted with a range of wall mounted and base level storage cupboards, ample fitted working surfaces with inset ceramic one and a half sink unit with mixer tap and drainer, four ring gas hob, double oven and space for as fridge/freezer and dishwasher. Adjacent is a shower room with utility area boasting a low level WC, tiled shower cubicle, a fitted work surface with a wash hand basin and a cupboard housing a washing machine plus space for a tumble dryer. From the kitchen, French doors lead to the the garden room which also have French doors out to the garden.

On the first floor landing, stairs rise to the second floor. There are two good sized double bedrooms and a family bathroom. A further bedroom is located on the second floor with exposed brick chimney breast and eaves storage.

Outside, there is a small lawned front garden enclosed by hedging with side access leading to the rear garden which is predominately laid to lawn with flower and shrub borders, a decked patio and all is enclosed by fencing.

Location
Little Shelford is a delightful picturesque village situated about 5 miles to the south of Cambridge. The village has a range of facilities including, pub/restaurant, village hall and church. The adjoining village of Great Shelford (1 mile) provides a full range of local facilities including health centre, post office, bank, butcher, baker and delicatessen, two supermarkets. Great Shelford station provides a regular service to Cambridge (10 minutes) and connects to Liverpool Street line to London (from 78 minutes). There is easy access to the City of Cambridge with to the southern side Addenbrooke's Hospital, new Biomedical Campus and many of the University Departments. Cambridge railway station and the M11 motorway are easily accessible. There is schooling in Great Shelford and in Sawston.

Tenure
Freehold

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

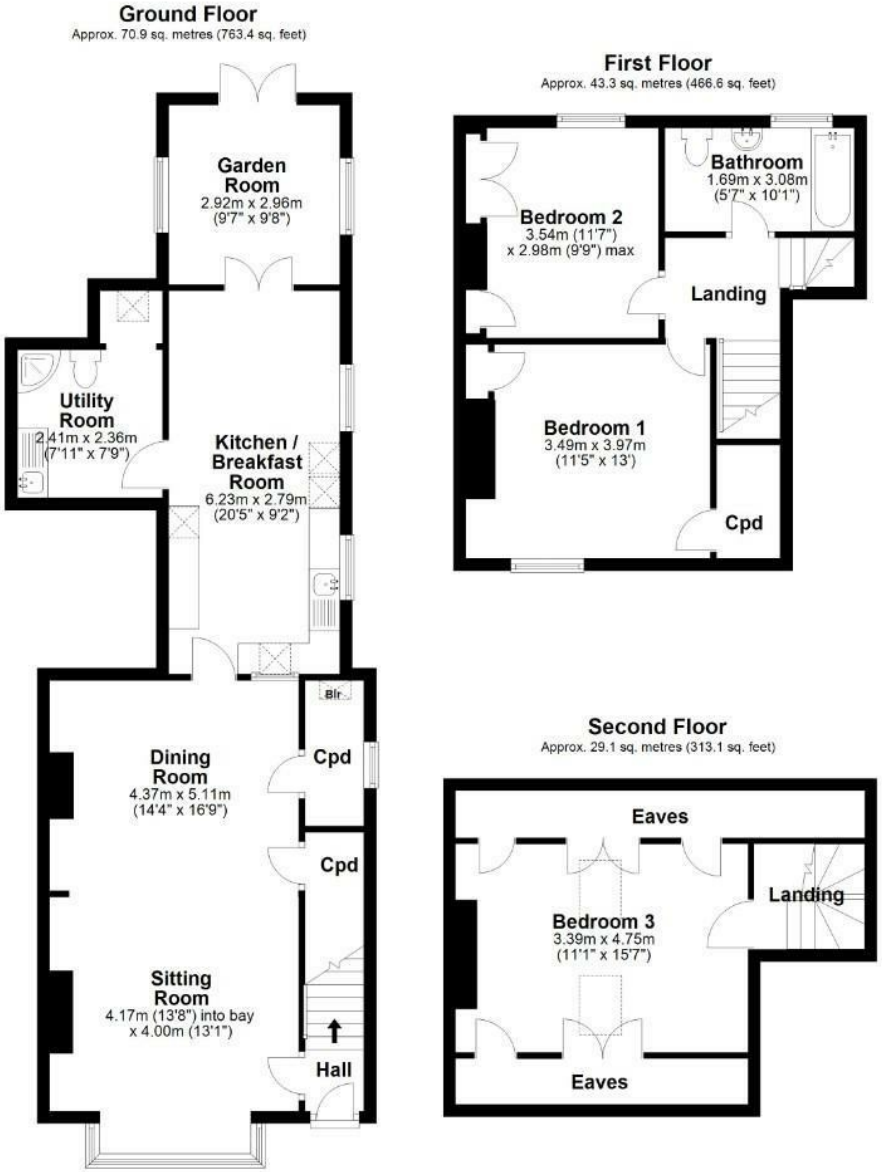
Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

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

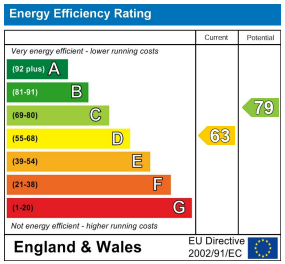
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Total area: approx. 143.4 sq. metres (1543.0 sq. feet)



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.











