



33 Shelford Park Avenue, Great Shelford Cambridge, CB22 5LU
Guide Price £795,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED DETACHED SINGLE STOREY RESIDENCE, SPACIOUS AND IMMACULATELY PRESENTED ACCOMMODATION, SET WITHIN A MATURE, PRIVATE GARDEN OF 0.19 ACRES AND ENJOYING A TRANQUIL TUCKED-AWAY CUL-DE-SAC POSITION.

- 3 bedroom detached bungalow
- 0.19 acres
- Gas fired central heating to radiators
- EPC-D/63
- Chain free
- 975 sqft/91 sqm
- 2 bathrooms, 2 reception rooms
- Off road parking and garage
- Council tax band - E

The property occupies a wonderful position tucked away at the end of the cul-de-sac and accessed via a private drive with gated access to a wonderfully secluded plot which extends to 0.19 acres. In recent times the property has been subject to a programme of full refurbishment resulting in spacious, well-planned and beautifully presented accommodation with great scope for further expansion (subject to planning consents).

The accommodation comprises a welcoming reception hall with coat cupboard and wood effect flooring to an inner hallway, off of which are three double bedrooms including the master bedroom with fitted wardrobe cupboards and an ensuite shower room plus a further bathroom which services the other bedrooms. The dual aspect sitting room opens to a generous dining room, both with wood effect flooring and views over the gardens. The kitchen has been refitted with contemporary cabinetry including deep pan drawers and pull out larder cupboards, ample fitted working surfaces with inset single sink unit with drainer, four ring gas hob, double oven, extractor plus space for a dishwasher, fridge/freezer and there is a wall mounted gas fired central heating boiler. Just off is a handy utility room with matching cabinetry and work surfaces plus space for a washing machine and tumble dryer.

Outside, the property is approached via a private driveway which in turns leads to a gravelled parking area which accommodates several vehicles and leads to the garage with up and over door, power and light connected. The lawned gardens extend on all sides of the property with well stocked flower and shrub beds and a wide and varied selection of both specimen and fruit bearing trees. All is enclosed by a combination of fencing and mature hedging and enjoys excellent levels of privacy and seclusion.

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

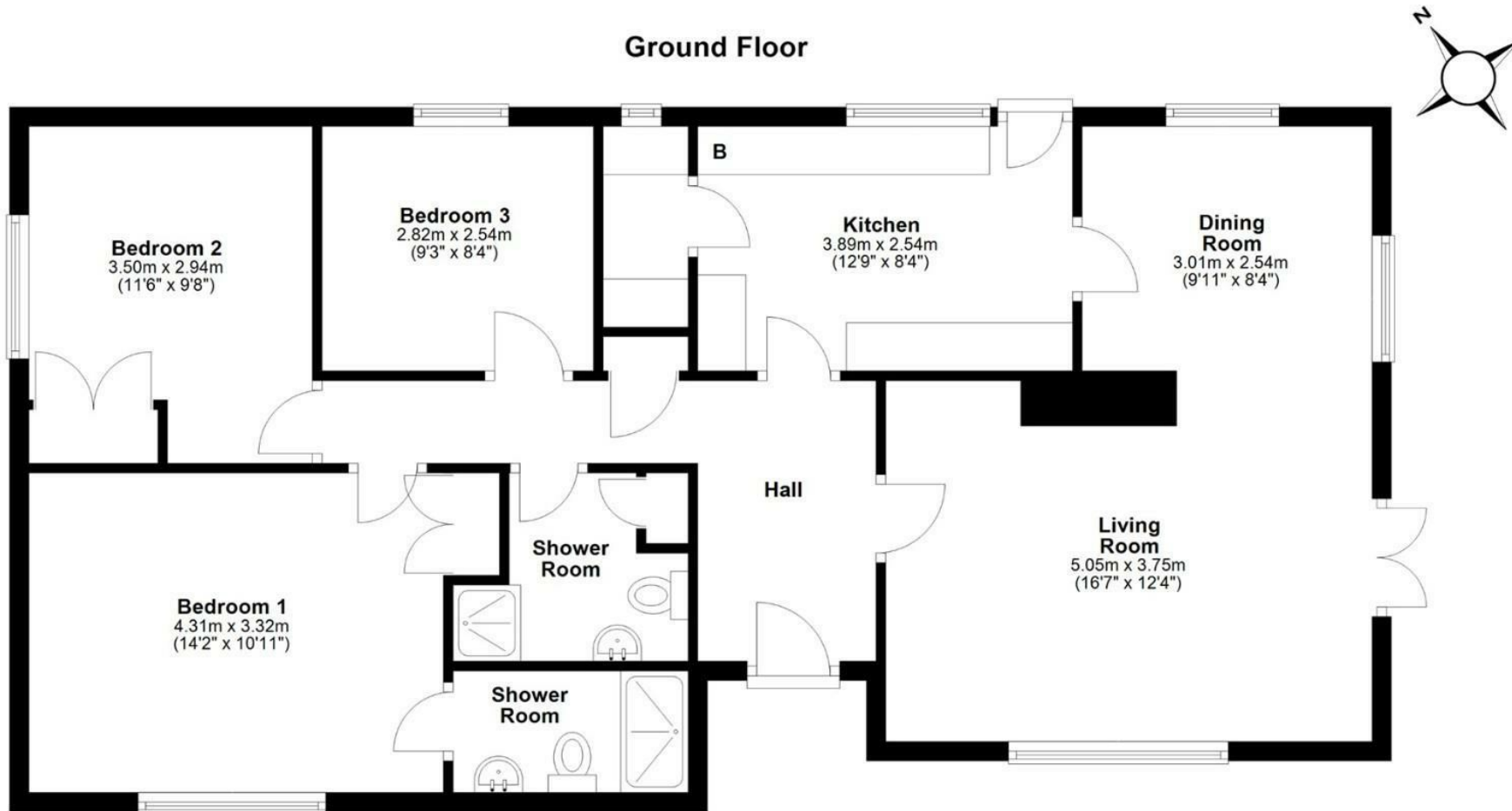
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Ground Floor



Approx. gross internal floor area 91 sqm (975 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

