



45 Hawthorne Road, Stapleford, Cambridge, CB22 5DU
Offers In Excess Of £600,000 Freehold



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01223 800860

AN EXTENDED AND MUCH IMPROVED SEMI-DETACHED HOUSE BEAUTIFULLY PRESENTED THROUGHOUT SET WITHIN MATURE GARDENS AND BOASTING A RECENTLY CONSTRUCTED EXTERNAL HOME OFFICE/STUDIO.

- 1950's 3 bedroom semi-detached house
- 1075 sqft / 100 sqm
- Utility room plus cloakroom/wc
- Garden office / studio
- Gas-fired heating to radiators
- Extended and refurbished
- Wonderful open-plan kitchen/dining/family room
- Refitted family bathroom
- Plot size - approx 0.1 acres
- Driveway parking with EV charger

The property occupies a fine centre of village position within this highly sought-after and quiet residential area just a short walk from the village amenities, primary school and mainline train station. The current owners have transformed the property over the last two years with a program of expansion and refurbishment resulting in generously proportioned and beautifully presented accommodation.

The heart of this wonderful home is the open-plan kitchen/dining/family room, a bright and spacious area with two sets of bi-fold doors to the garden and a Velux window incorporated within a vaulted ceiling, bathing the space with lots of natural light. The kitchen area is fitted with attractive cabinetry, ample solid oak work surfaces including breakfast bar and an integral five-ring gas hob, double oven and extractor, with space for an American-style fridge freezer and a dishwasher. Just off is a handy utility room with door to garden and space for washing machine and tumble drier and door to a cloakroom/wc. The sitting room is a cosy space and boasts a feature gas fire with decorative tile and stone surround tiled hearth.

Upstairs there are three bedrooms, two large doubles and a generous single. The family bathroom has been refitted and includes a corner bath with mains fed power shower over and attractive wall and floor tiles.

Outside, the property is set back from the road and screened by a combination of walling and hedging. There is parking for at least two cars and a lawned front garden. There is a recently constructed timber covered side store area. There is a generous decked patio area and in the summer with the bi-fold doors open this feels like an extension of the kitchen. The rear garden is mainly laid to lawn with flower and shrub borders and beds with a recently constructed home office/studio with power and light connected and wired for internet connection. All enjoys good levels of privacy.

Location

Stapleford is a lively village lying just 4 miles south of Cambridge. Usual facilities are available which include a general store, newsagent, hairdresser etc. and additional shopping is available in nearby Great Shelford. There is a bus service and Shelford mainline station serving both London and Cambridge is within about 1.5 miles. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport. There is a recreation ground, tennis court and excellent walks are available, in particular the Roman Road circular walk and historic Wandlebury. There is a local village school and Sawston Village College is about 3 miles away. The Gog Magog Golf Course is also nearby. The village is one of the most favoured spots in Cambridgeshire to live and so handy for Cambridge.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas 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.

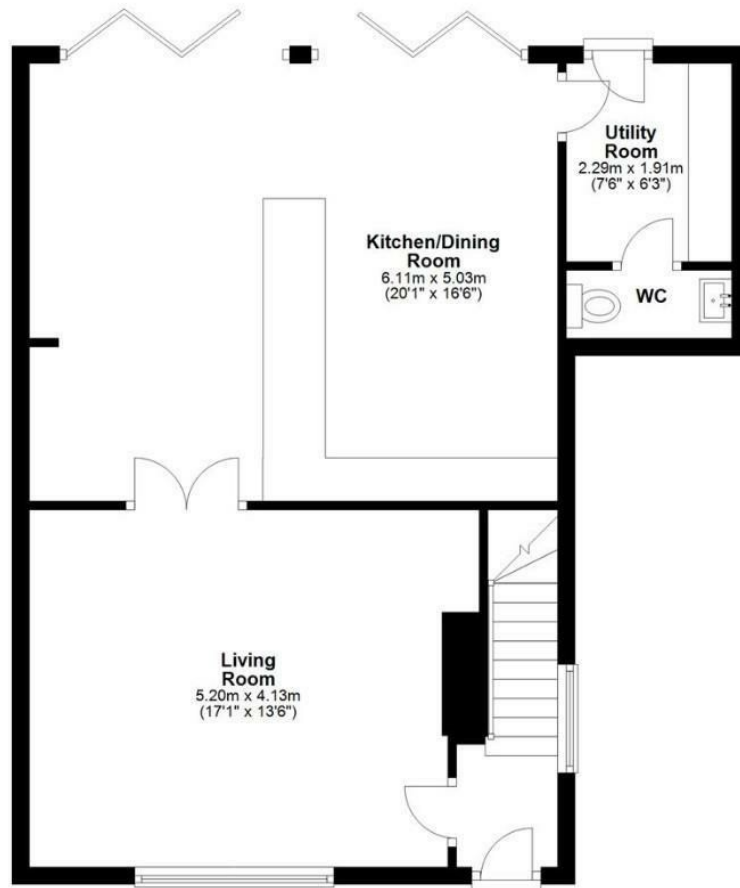
Viewing

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

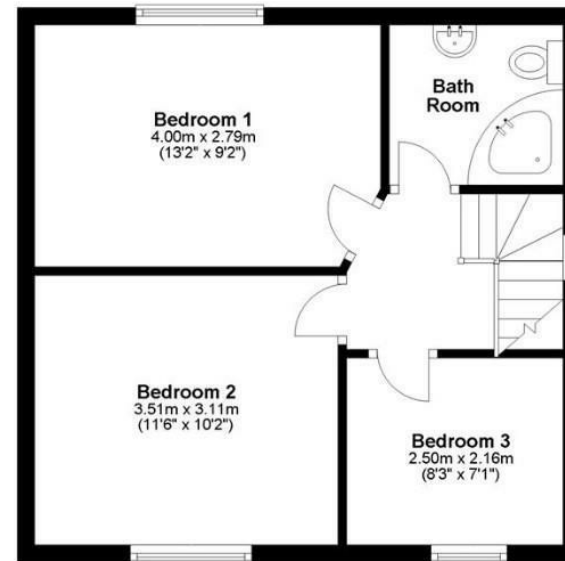




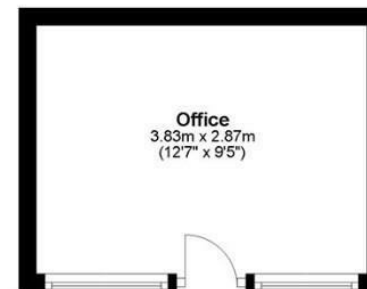
Ground Floor



First Floor



Outbuilding



Approx. gross internal floor area 100 sqm (1075 sqft) Outbuilding 11 sqm (120 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		
England & Wales		
	EU Directive 2002/91/EC	



