89 Cambridge Road, Great Shelford, Cambridge, CB22 5JJ

Guide Price £850,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SUBSTANTIAL BAY-FRONTED DETACHED HOUSE, GENEROUSLY PROPORTIONED WITH SCOPE FOR FURTHER ENLARGEMENT AND MODERNISATION, SET WITHIN A LARGE, MATURE GARDEN OF APPROXIMATELY ONE THIRD OF AN ACRE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom detached house
- 0.3 acres
- Ensuite to the master bedroom
- Large one car garage and ample parking
- Council tax band - F
- 1675 Sqft/155 Sqm
- 2 bathrooms, 2 reception rooms
- Gas fired central heating to radiators
- EPC-D/60

The property enjoys a fine no-estate position, set back and screened from the road with ample parking, a large one car garage and gardens and grounds of approximately a third of an acre.. The property offers great potential for further enlargement, reconfiguration and modernisation. The accommodation comprises a welcoming and generous reception hall with a cloakroom/ WC just off the inner hallway plus a door into the garage. There are two reception rooms including a generous sitting room with open fireplace and a bay windowed dining room. The kitchen/breakfast room overlooks the garden and is generously proportioned, fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, gas cooker point, pantry cupboard, space for a washing machine, dishwasher, fridge/freezer and tumble dryer.

Upstairs there are four good sized bedrooms including an ensuite to the master bedroom and a family bathroom.

Outside a gravel driveway provides parking for three to four cars and gives access to the garage with up and over door, power and light connected. The rear garden measures approximately 200 ft in length and is laid mainly to lawn with flower and shrub borders and beds, a wildlife pond, a wide and varied selection of specimen and fruit bearing trees, two sheds and all enjoys excellent 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.

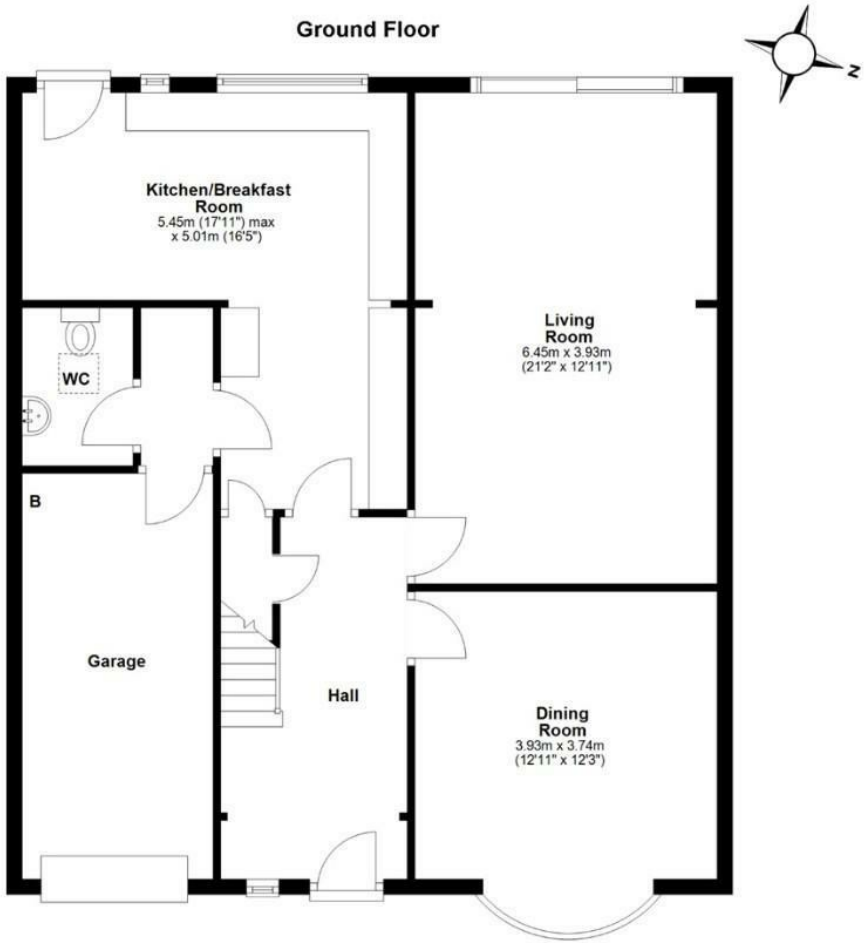
Tenure
Freehold

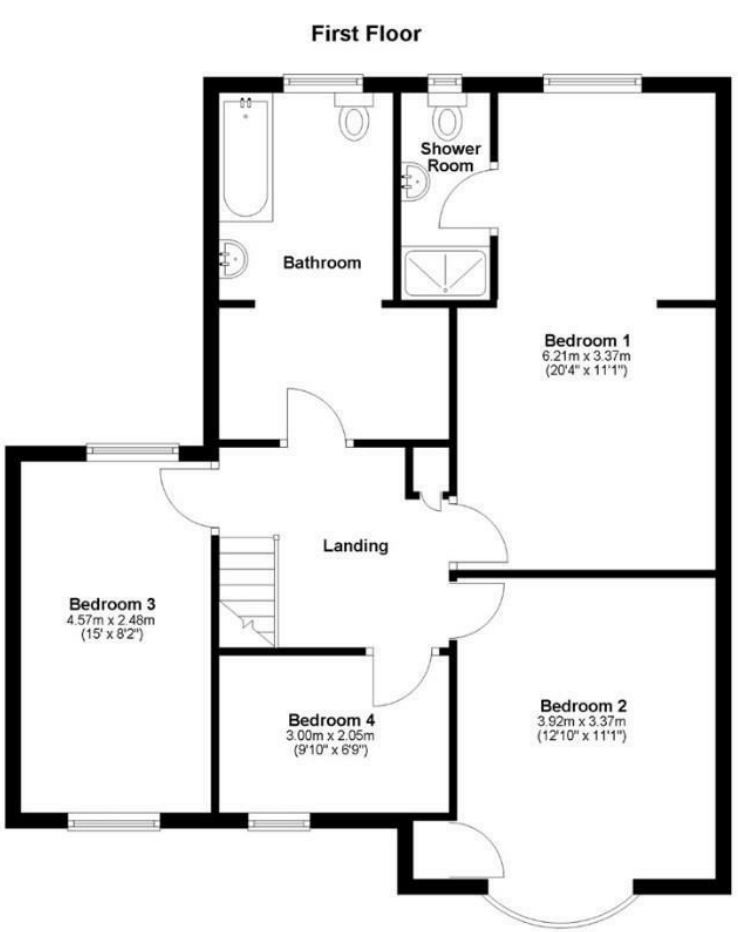
Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band - F

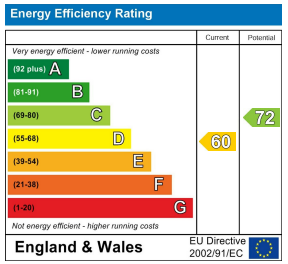
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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





Approx. gross internal floor area 155 sqm (1675 sqft) excluding Garage



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.

LONDON