



13 Maris Green, Great Shelford, Cambridge, CB22 5EE
Guide Price £670,000 Freehold



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A MODERN LINK DETACHED FAMILY RESIDENCE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION SET WITHIN A SECLUDED CORNER PLOT ENJOYING A TRANQUIL CUL-DE-SAC POSITION WITHIN THE HEART OF GREAT SHELFORD

- Entrance Hall and Cloakroom WC
- Kitchen
- Sitting Room and Dining Area
- Conservatory
- Four Bedrooms
- Family Bathroom
- Double Length Garage
- Driveway Parking
- Front Side and Rear Gardens
- Tenure: Freehold

Location

Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green. The mainline rail station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11. There are both Infant and Junior schools in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital and Cambridge Biomedical Campus are within easy reach and Stansted Airport is within half an hour's drive (via M11).

The Property

The property enjoys a tranquil cul-de-sac position and is just a short walk from the village amenities, primary school and mainline train station. The current owner has improved the home in recent times, most notably refitting the kitchen and family bathroom plus many improvements to the garden. The accommodation in detail comprises: a spacious entrance hall with stairs to first floor accommodation with a cloakroom WC off, sitting room with a box-bay window, open fireplace and doors through to the conservatory and an archway through to the dining area with views over the garden. The kitchen is fitted with attractive cabinetry, ample fitted working surfaces with inset single sink and drainer, 4-ring ceramic hob, double oven, extractor and space for a fridge freezer, dishwasher and washing machine. From the kitchen there is a covered side passage with door to both the front and rear garden and a door into the garage. Upstairs there are four bedrooms and a refitted luxury family bathroom with a mains fed shower over the bath and attractive Fired Earth wall tiles. Outside the driveway provides parking for two cars and leads to the garage which measures over 30ft in length and has potential for conversion (subject to planning consents). The side and rear garden are laid mainly to lawn with flower and shrub borders and beds, specimen trees and bushes and wood chipped children's play area, timber shed and personal door to the garage. The property is enclosed by fencing and hedging and provides excellent levels of privacy and seclusion.

Key Features

- Modern four bedroom detached house
- Refitted kitchen and bathroom
- Sitting room with open fireplace
- Conservatory
- En suite to master bedroom
- Double length garage
- Private side and rear gardens
- Central village location

Fixture and fittings

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

Services:

All main services are connected.

Statutory Authority:

South Cambridgeshire District Council

Tenure:

Freehold

Viewing:

Strictly by appointment through the vendors sole agents Redmayne Arnold & Harris



Ground Floor



First Floor



Approx. gross internal floor area 115 sqm (1250 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(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	

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.

