



5 Poplar Way, Stapleford, Cambridge, CB22 5BS
Guide Price £625,000 Freehold



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AN ESTABLISHED, SEMI-DETACHED FAMILY HOME, EXTENDED AND MUCH IMPROVED OFFERING SPACIOUS AND EXTREMELY WELL-PRESENTED ACCOMMODATION ENJOYING A QUIET, TUCKED-AWAY CUL-DE-SAC POSITION IN THIS SOUGHT-AFTER VILLAGE.

- Extended, 3 bedroom semi-detached house
- Spacious reception room, 1 bathroom
- 1960's build
- Off-road parking & garage
- Council tax band - E
- 1413 sq ft / 131 sq m (including garage and outbuilding)
- External studio
- Plot size - approx 0.07 acres
- Gas-fired central heating to radiators
- EPC - C

The property occupies a tranquil cul-de-sac position centrally located in the village and just a short walk from the primary school, village centre and mainline train station. Over the years, the property has been extended resulting in deceptively spacious and well-planned accommodation plus, there is a modern studio with a w.c., a perfect space for those who work from home or requiring a hobby space.

The accommodation comprises an entrance hall, which opens to a large side lobby, currently utilised as a home office with a door to the garden, stairs to the first floor and a utility room just off, plus a door to the garage. The sitting room is a generous, dual aspect room with French doors to the garden and attractive flooring. The kitchen is fitted with modern cabinetry, ample fitted working surfaces with a four-ring ceramic hob, oven, extractor plus space for a dishwasher and a fridge-freezer. The utility room accommodates the usual white goods.

Upstairs, off the spacious galleried landing are three good-sized bedrooms and the family bathroom.

Outside, the front garden is laid mainly to lawn with flower and shrub borders and enclosed by picket fencing. Immediately in front of the garden is a block-pave driveway providing off-road parking for two to three vehicles and providing access to the double length garage with a roller door and power and light connected. The rear garden is laid mainly to lawn with a paved patio, flower and shrub borders and beds, a collection of specimen trees, bushes and hedging. The studio with power and light connected, has French doors to the garden, a kitchen area and a cloakroom w.c. just off. The garden enjoys good levels of privacy and seclusion.

Location

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

The village is easily accessible either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station is an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - E

Fixtures and Fittings

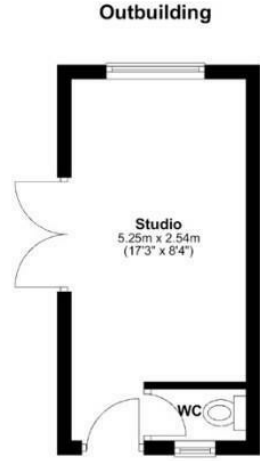
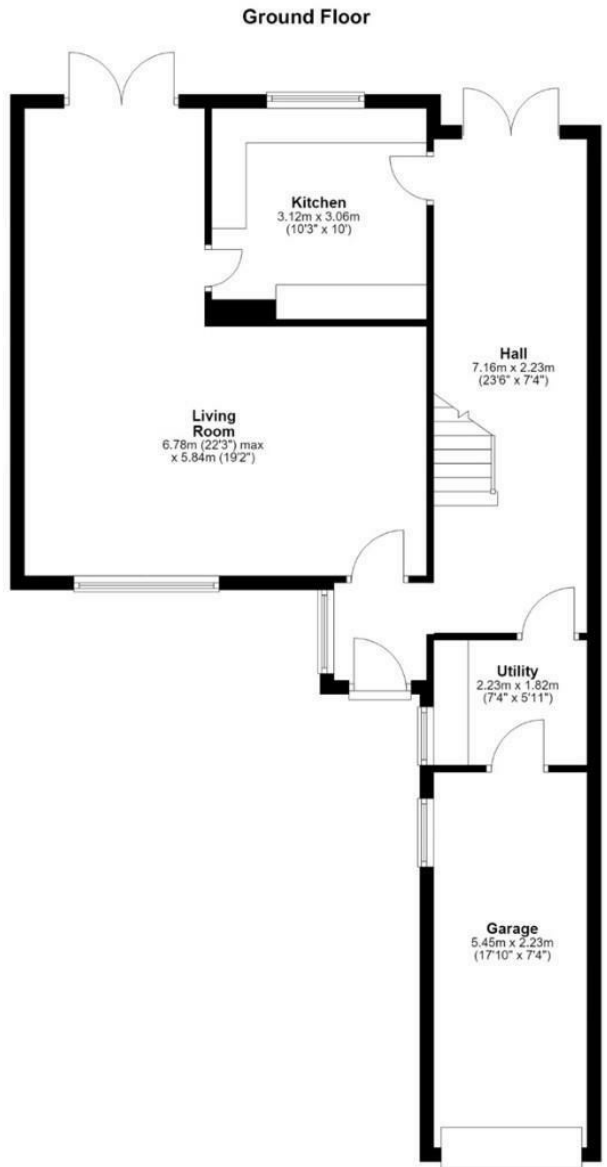
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 109 sqm (1175 sqft)
Excluding Garage and Studio

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	70	78
	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.





