



9 Vine Close, Stapleford, Cambridge, CB22 5BZ
Guide Price £725,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED DETACHED FAMILY RESIDENCE WITH GREAT SCOPE FOR EXPANSION AND IMPROVEMENTS (SUBJECT TO PLANNING), SET WITHIN A MATURE AND PRIVATE GARDEN AND LOCATED WITHIN THIS TRANQUIL CUL-DE-SAC SETTING.

- Detached house
- 3/4 beds, 2 baths, 2 receipts plus conservatory and study/bedroom 4
- Gas fired central heating to radiators
- EPC-D /64
- Private rear garden
- 1350 Sqft/125 Sqm
- 0.12 acres
- Off road parking and double garage
- Council tax band - E
- Chain Free

The property enjoys a pleasant cul-de-sac position, set back from the road and just a short walk from the village primary school and amenities. The property boasts ample parking, double garage and gardens and grounds that extend in total to 0.12 acres. The accommodation comprises an entrance hall with stairs to first floor accommodation, cloakroom/WC just off. There are two good sized reception rooms plus a study which can also be utilised as a ground floor bedroom and a generous conservatory extension. The kitchen is fitted with attractive cabinetry, ample fitted working surfaces with inset double sink unit, mixer tap and drainer. There is a gas cooker plus space for a fridge/freezer, washing machine and dishwasher.

Upstairs, off the landing are three double bedrooms and a family shower room.

Outside, the front garden is laid mainly to lawn with well stocked flower and shrub beds plus a recently laid patio/pathway to the front of the house. There is parking for four to five vehicles and a double garage with electric up and over door, power and light connected. Gated access leads to the rear garden which is mainly laid to lawn and pavior with well stocked flower and shrub borders and beds, timber tool shed and enclosed by fencing enjoying good levels of privacy.

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.

Access from this home is very convenient 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 will be 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

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

Statutory Authorities

South Cambridgeshire District Council

Council tax band - E

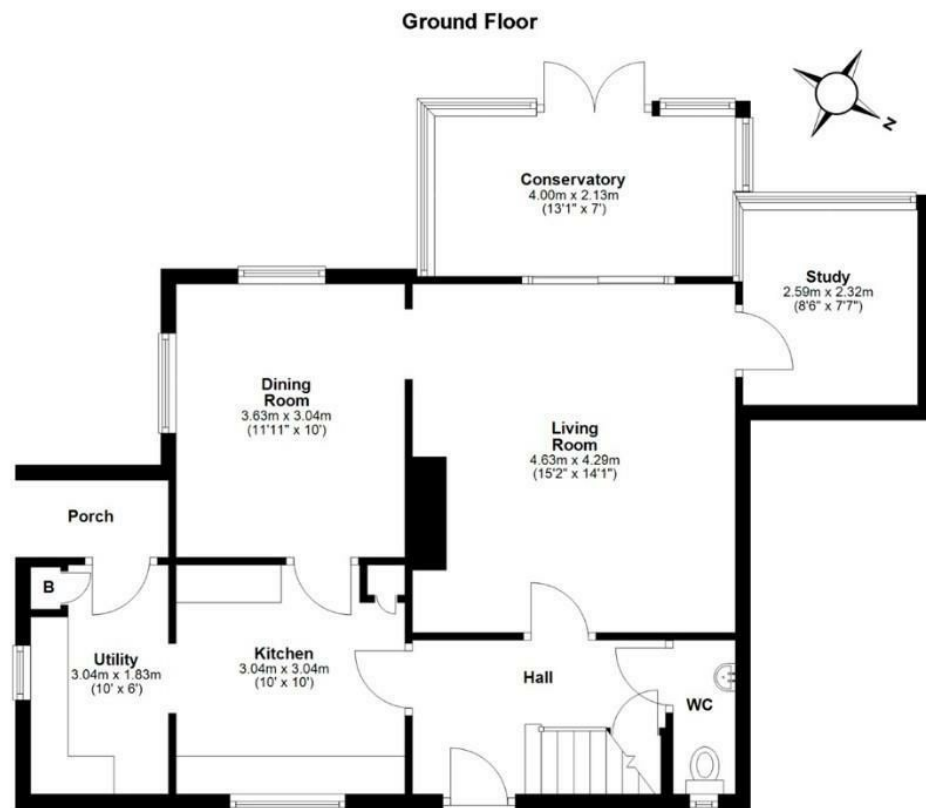
Fixtures and Fittings

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





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		

79

64

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.

