



11 Red Hill Close, Great Shelford, Cambridge, CB22 5JP  
Guide Price £750,000 Freehold



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01223 800860

**AN EXTENDED AND GREATLY IMPROVED 4/5 BEDROOM SEMI-DETACHED CHALET  
STYLE RESIDENCE SITUATED WITHIN EASY REACH OF ADDENBROOKES MEDICAL  
CAMPUS, CAMBRIDGE CITY AND BACKING ONTO FIELDS.**

- Chalet style semi-detached house
- 1400 Sqft / 130 Sqm
- 4/5 beds, 2 baths, 3 recepts
- 0.13 acres
- Gas fired central heating to radiators and underfloor heating
- Ample off road parking
- External home office/studio
- EPC - C / 75
- Council tax band - C
- Mature garden overlooking farmland

The accommodation comprises a generous welcoming reception hall with bespoke staircase to first floor accommodation and walk-in cupboard. The sitting room has patio doors to the garden and has also been utilised as a bedroom. There are two further ground floor bedrooms and a re-fitted luxury shower room with walk-in shower and travertine wall and floor tiles. Particularly impressive is the T-shaped open-planned living/kitchen/ dining room's striking vaulted ceiling with a superb degree of natural light. The kitchen has been finished beautifully with attractive cabinetry complemented by granite work surfaces. There are a number of integrated appliances which include a gas hob, oven, microwave, dishwasher, fridge/freezer. The living/dining room is generous in size with space being emphasized by the vaulted ceiling. There are patio doors that lead to the rear garden and attractive tile flooring with heating under.

On the first floor, off the landing are two further double bedrooms, both with French doors to Juliet balconies overlooking the garden and farmland beyond and a recently re-fitted luxury family bathroom comprising a closed cupboard WC, vanity wash hand basin, tiled panel bath and walk-in shower.

Outside, the front of the property is block-paved providing ample off road parking. The outside gate leads to the paved side kitchen garden which in turn opens to the rear garden is predominantly laid to shaped and manicured lawns with flower and shrub borders and beds, an abundance of plants, trees and shrubs. There are two patio areas and a recently constructed external home office/studio with power and light connected and under floor heating. There is a further garden shed with power. The whole garden enjoys a good degree of privacy and is enclosed by hedging and fencing.

#### **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 - C

#### **Fixtures and Fittings**

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

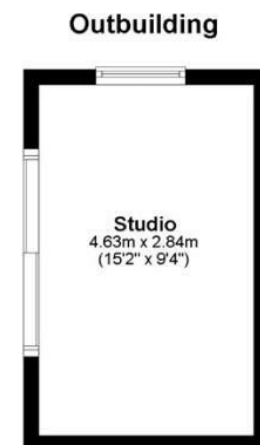
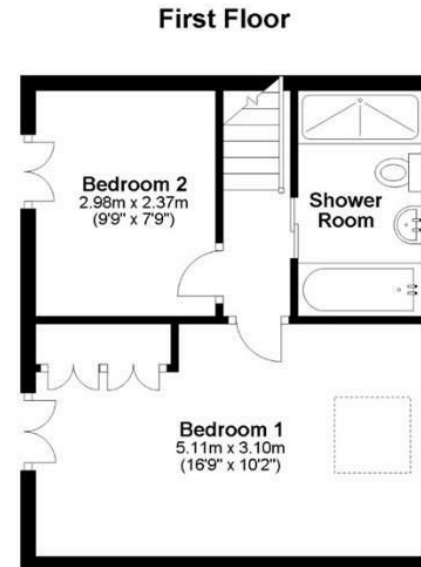
#### **Viewing**

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





**Approx. gross internal floor area 130 sqm (1400 sqft) excluding Studio**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  |         |           |

75 85

EU Directive 2002/91/EC

