



12 Spinney Drive, Great Shelford, Cambridge, CB22 5LY

Guide Price £1,250,000 Freehold



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A RARE OPPORTUNITY TO ACQUIRE A STUNNING, DETACHED HOUSE SET WITHIN DELIGHTFUL GARDENS AND GROUNDS LOCATED AT THE HEART OF THE VILLAGE.

• 4 bedroom detached house • Extended and much improved • 1439 sqft / 133 sqm • 0.22 acres • Mature garden • Driveway & double garage • Gas-fired heating to radiators • 1960s • Council tax band - F • EPC - D / 68

The property occupies a generous and mature corner plot and located centrally within the village with ample off-road parking and a double garage. The current owner has extended and, over the years, periodically updated and modernised the property, resulting in beautifully presented accommodation throughout.

The accommodation comprises a generous welcoming reception hall with stairs to the first floor accommodation, original parquet flooring, fitted storage cupboard and a cloakroom/ WC just off. The dual aspect sitting room boasts a feature gas fire and the adjoining dining room has parquet flooring and overlooks the garden. The kitchen has been refitted with contemporary cabinetry, Silestone worksurfaces with an inset single sink unit with a mixer tap and double drainer and a range of integrated Siemens appliances including an induction hob, twin ovens, warming plate and a dishwasher. Just off is a generous utility room with matching kitchen cabinets, door to the front and rear aspect, door to garage with space for a washing machine, tumble dryer and fridge-freezer.

Upstairs, there is a galleried landing off of which are four good-sized bedrooms all with fitted wardrobe cupboards and a recently refitted luxury shower room with Villeroy and Boch sanitary ware.

Outside there is a neat, lawned garden with flower and shrub borders and a generous driveway providing parking for several vehicles leading to a double garage with an electric up-and-over door, power and light connected. The side and rear gardens are laid mainly to manicured and shaped lawns with well-stocked flower and shrub borders and beds, a generous paved patio area and all is enclosed by fencing and hedging and enjoys excellent levels of privacy and seclusion.

Location

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including two pubs, restaurants, primary school, health centre, recreation ground, library, two churches and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station, Addenbrooke's and Royal Papworth Hospitals, and the Biomedical Campus are all easily accessible.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - F

Fixtures and Fittings

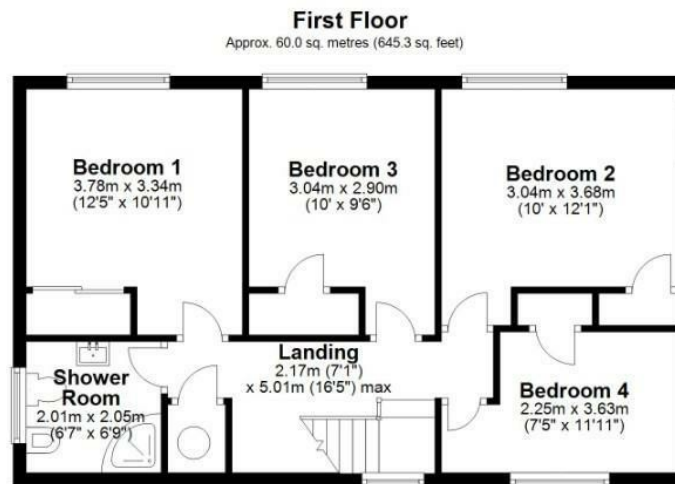
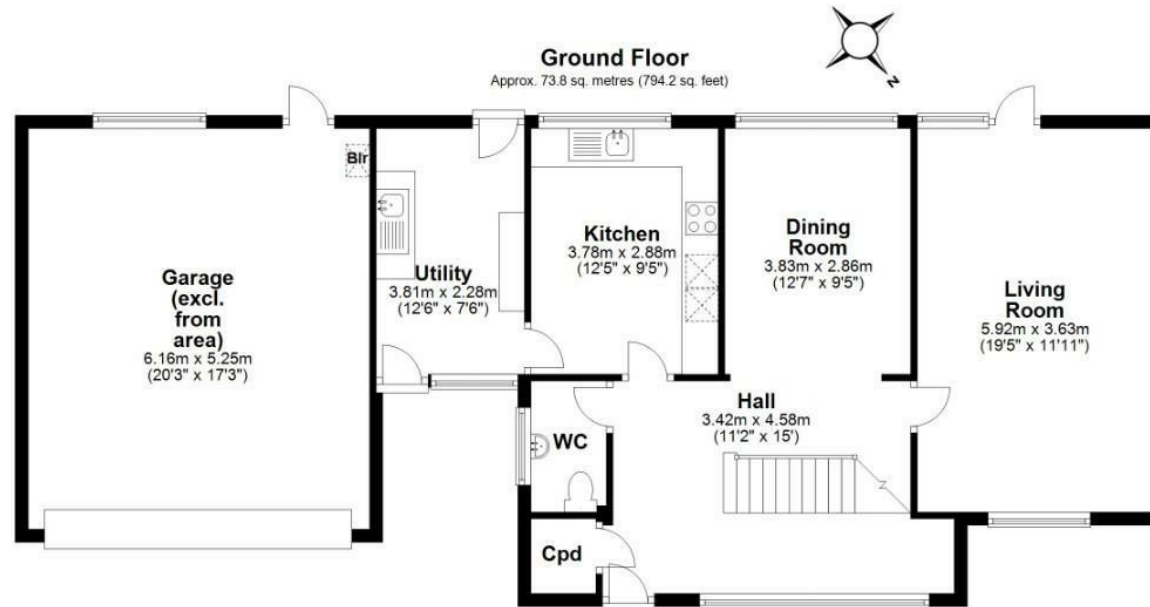
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 133.7 sq. metres (1439.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



