River View, Stapleford, Cambridge, CB22 5FW

Guide Price £675,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 800860

A CONTEMPORARY, FOUR-BEDROOM SEMI-DETACHED TOWNHOUSE, BEAUTIFULLY PRESENTED THROUGHOUT WITH OFF-ROAD PARKING, GARAGE, PRIVATE GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom semi-detached townhouse
- 2 bathrooms,
- Built in 2016
- Council tax band - E
- Block paved driveway provides parking for at least 2 cars
- 1325 sqft / 123 sqm
- Sought-after location
- EPC - B / 85
- Gas-fired central heating to radiators
- Large well-equipped kitchen/dining/family room

This home occupies a wonderful position just a short walk from Great Shelford's thriving centre, main line train station, Addenbrooke's medical campus and Cambridge city centre are all close by. The property was built in 2016 to a bright and spacious design with extremely well-presented accommodation arranged over three floors.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation and Karndean flooring. The dual aspect sitting room has a large understairs cupboard, fitted book shelving and Karndean flooring, plus a cloakroom/WC just off. The kitchen/dining/family room is fitted with contemporary cabinetry, ample fitted working surfaces with inset one and a half sink unit with a mixer and drainer, a range of integrated appliances, which include an induction hob, double oven, extractor, fridge/freezer, dishwasher and a washing machine. The flooring is laid to a ceramic tile with French doors out to the garden.

On the first floor there is a spacious landing with potential study area, stairs to second floor accommodation, three bedrooms and a family bathroom. The master bedroom is located on the second floor, boasting a dual aspect, a range of fitted wardrobe cupboards, including mirror fronted cupboards and a large ensuite shower room.

Outside, there is a low maintenance front garden with flower and shrub borders, a block-paved driveway providing parking for at least two cars. This leads to a large one car garage with an up-and-over door, power and light connected and a personal door to the garden.

Agent's Note
Communal areas of the development are maintained by a management company, for which there is an approximate annual fee of £300, payable every 6 months

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 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

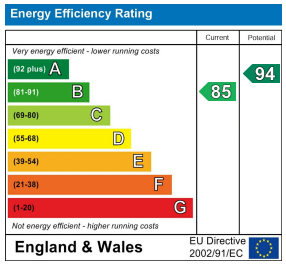
Services
Mains services connected include: gas, electricity, water and mains drainage.

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

Approx. gross internal floor area 123 sqm (1325 sqft) excluding Garage



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.