



14 Shelford Park Avenue, Great Shelford, Cambridge, CB22 5LU

Guide Price £625,000 Freehold



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AN ESTABLISHED, 1930S BAY-FRONTED HOUSE, EXTENDED AND MUCH IMPROVED, SET WITHIN A LARGE REAR GARDEN AND CONVENIENTLY PLACED FOR THE MAINLINE TRAIN STATION AND VILLAGE CENTRE.

- Extended, 3 bed, semi-detached house
- 1275 sqft / 119 sqm
- Gas-fired central heating
- Modern kitchen and utility room
- EPC - E / 52
- 3 beds, 2 baths, 2 reception rooms plus conservatory
- 150ft rear garden
- Built in 1930s
- Chain free
- Council Tax Band - D

The property occupies a pleasant no-through road position, just a short walk from the railway station and thriving village centre. The current owners have transformed the property with a programme of expansion and improvement resulting in extremely well-presented and planned accommodation. The property further benefits from off-road parking and a large, private rear garden measuring approximately 150ft in length.

In brief, the accommodation comprises, an entrance porch leading to a welcoming reception hall with stairs rising to the first floor accommodation, storage cupboard under and a bathroom with vaulted ceiling just off. The bay-windowed sitting room boasts a feature fireplace with an inset cast-iron, wood-burning stove and opens to the dining room, which in turn opens to a study area with a vaulted ceiling. Beyond the study area is a generous conservatory extension with oak flooring and French doors to the garden. The kitchen is fitted with attractive, modern cabinetry, ample fitted working surfaces with a four-ring ceramic hob, double oven, extractor and space for a fridge-freezer and dishwasher. The utility room has a vaulted ceiling with skylights, matching cabinetry and work-surfaces with a butler sink, space for a washing machine and tumble dryer, and a wall-mounted, gas-fired central heating boiler.

Upstairs off the half-galleried landing, are three good-sized bedrooms, all with fitted wardrobe cupboards and a refitted luxury shower room.

Outside, the front garden has been designed with ease-of-maintenance in mind and laid mainly to shingle and provides off-road parking for up to three cars. Gated access leads to the rear garden, which is laid mainly to lawn with flower and shrub borders and beds including a pretty rose garden, a paved patio, a raised decked terrace, timber shed and garden store, and all is enclosed by fencing and enjoys good levels of privacy.

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

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - D

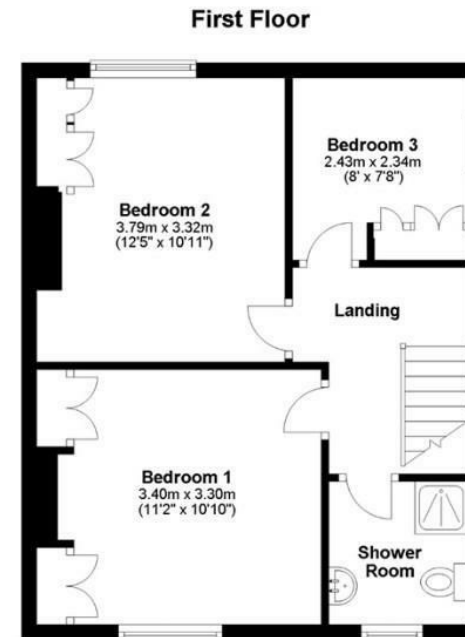
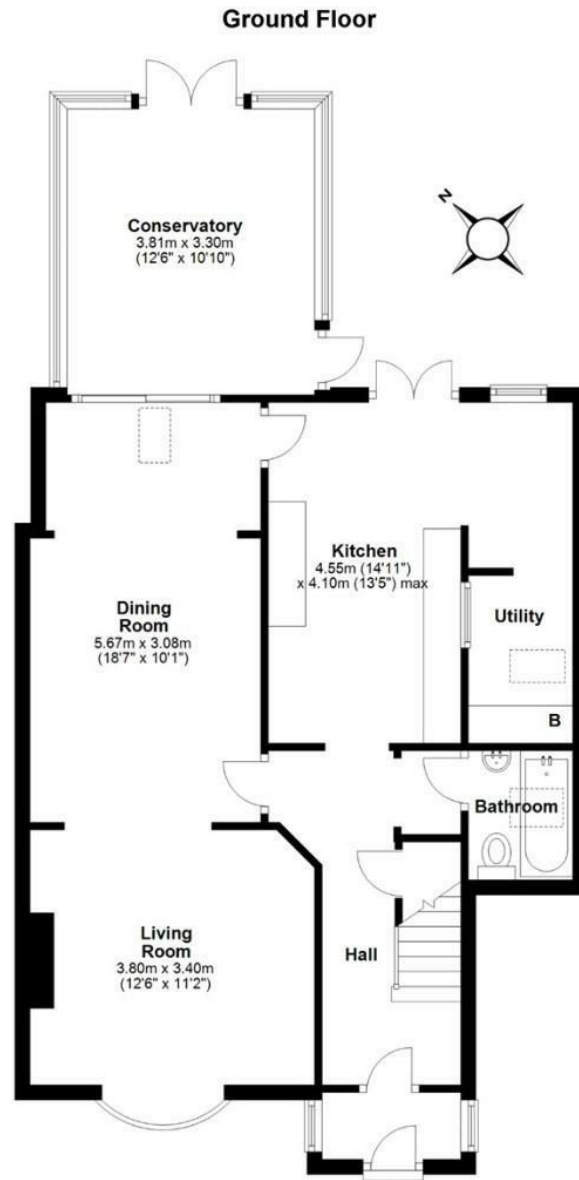
Fixtures and Fittings

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 119 sqm (1275 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		52
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

