

23 River View, Stapleford, Cambridge, CB22 5FW

Guide Price £695,000 Freehold

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AN ATTRACTIVE, MODERN BAY-FRONTED LINKED-DETACHED HOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN A LANDSCAPED GARDEN WITH CAR PORT, GARAGE, EXTERNAL STUDIO AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bed, 2.5 bath linked detached house
- 2 reception rooms
- Built in 2016
- Car port and garage
- EPC-B /83
- 1100 sqft/102 sqm
- 0.06 acre plot
- Gas fired central heating
- External studio
- Council tax band- D

The property enjoys a pleasant position, set back from the road within this highly sought-after, modern development built by Hills Residential in 2016. The property is conveniently placed for Great Shelford's thriving village centre and the main line train station, all a short walk away.

The accommodation comprises a welcoming reception hall with a cloakroom/WC just off. The bay-windowed sitting room has a generous under stairs cupboard, Karndean flooring and fitted book shelving. The kitchen/dining room is fitted with attractive cabinetry, ample stone composite working surfaces with inset one and a half sink unit, integrated Bosch dishwasher, fridge/freezer, hob, double oven and extractor.

Upstairs there are four good sized bedrooms, all with fitted wardrobe cupboards and a luxury family bathroom. The master bedroom has French doors to a balcony and a luxury en suite shower room.

Outside there is a small low maintenance front garden with shrubs and flowers. A long block paved driveway provides off road parking for several vehicles with gated access to a carport with an EV charger and beyond a garage. The rear of the garage has been converted to a utility room with base level and wall mounted storage cupboards, fitted working surfaces with inset single sink unit and space for a washing machine and tumble drier. Gated access leads to the professionally landscaped rear garden which is laid to shaped and manicured lawns, two patio areas and a feature raised planter. The owner has had an external studio constructed which would be ideal for those who work from home or requiring a hobby space. All is enclosed by fencing and enjoys good levels of privacy.

Agents Note
Management company, HML for communal areas - paths, roads - £279.85 a year.

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 drainage.

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.

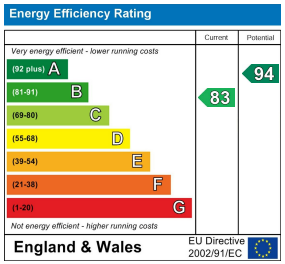
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 102 sqm (1100 sqft) excluding Outbuildings



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.











