



41 Bury Road, Stapleford, Cambridge, CB22 5BP
Guide Price £585,000 Freehold



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AN ESTABLISHED SEMI-DETACHED HOUSE, FULLY REFURBISHED AND BEAUTIFULLY PRESENTED WITH AMPLE PARKING, A MATURE AND PRIVATE REAR GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom semi-detached house
- Fully refurbished
- New windows and doors
- Luxury bathroom suite and cloakroom/WC
- EPC-D/68
- 927 sqft/86 sqm
- Gas fired central heating boiler to radiators
- Stylish refitted kitchen/dining room
- Ample parking and garage
- Council tax band-D

The property has a prominent non-estate position to the centre of the village and just a short walk from the primary school and main line train station. The current owners have totally transformed the property with a programme of full refurbishment resulting in beautifully presented accommodation and all finished to exacting standards throughout.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, a storage cupboard under, a contemporary vertical radiator and SPC flooring (stone plastic composite luxury vinyl flooring). The sitting room boasts a feature fireplace with inset Barbas wood burning stove with stone hearth and SPC flooring. The kitchen/dining room is very much the heart of this beautiful home with patio doors and picture window overlooking the rear garden. The kitchen is fitted with contemporary cabinetry, including deep pan drawers, corner carousels, spice drawer and integrated refuse. There are a range of integral appliances and these include; a four ring induction hob, extractor hood, quooker tap, conventional fan oven, fridge/freezer and a dishwasher (all Zanussi appliances). There is a utility cupboard housing the usual white goods, a discretely positioned wall mounted gas fired central heating combination boiler, contemporary vertical radiator and SPC flooring. Just off the kitchen area is a cloakroom/WC comprising low level WC and a wall mounted wash hand basin with attractive wall and floor tiles.

Upstairs, off the half galleried landing are three good sized bedrooms, all with fitted cupboards and a luxury family bathroom comprising a low level WC, vanity wash hand basin, panel bath with a mains fed shower over, heated towel rail and attractive wall and floor tiles.

Outside, the property is set back from the road and enclosed by a combination of walling and laurel hedging with a gravel driveway providing parking for several vehicles. Gated access to the side leads to the potentially further parking and a garage, power and light connected. The rear garden is laid mainly to lawn with flower and shrub borders, selection of fruit bearing trees, a generous Indian sandstone terrace, ideal of alfresco dining and all is enclosed by fencing, enjoying good levels of privacy.

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-D

Fixtures and Fittings

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

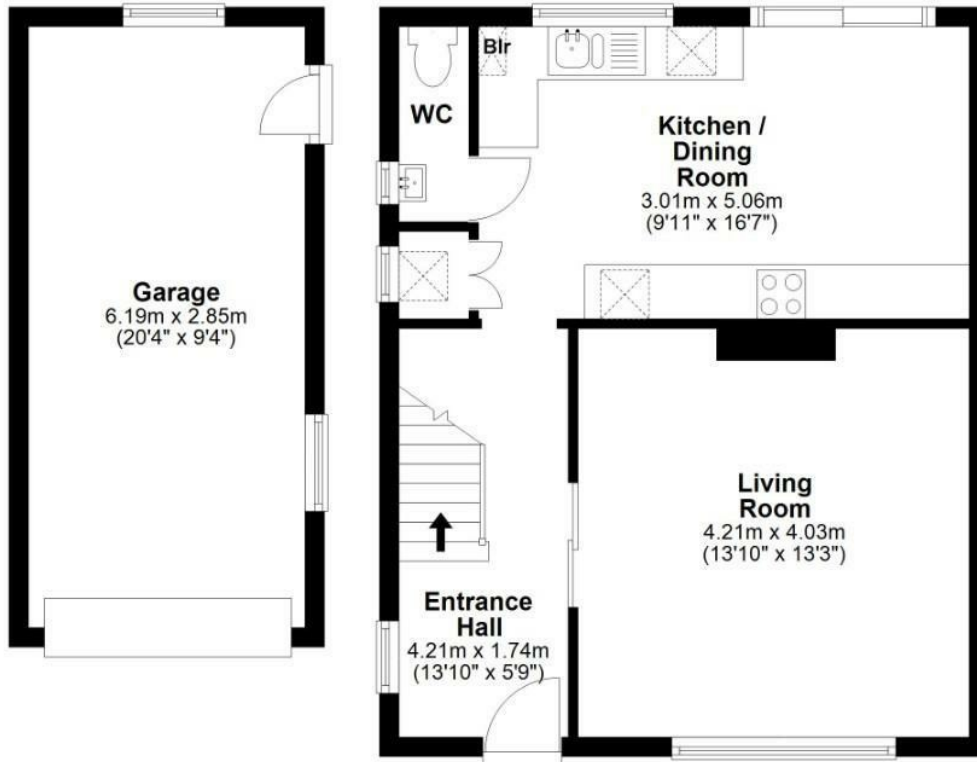
Viewing

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



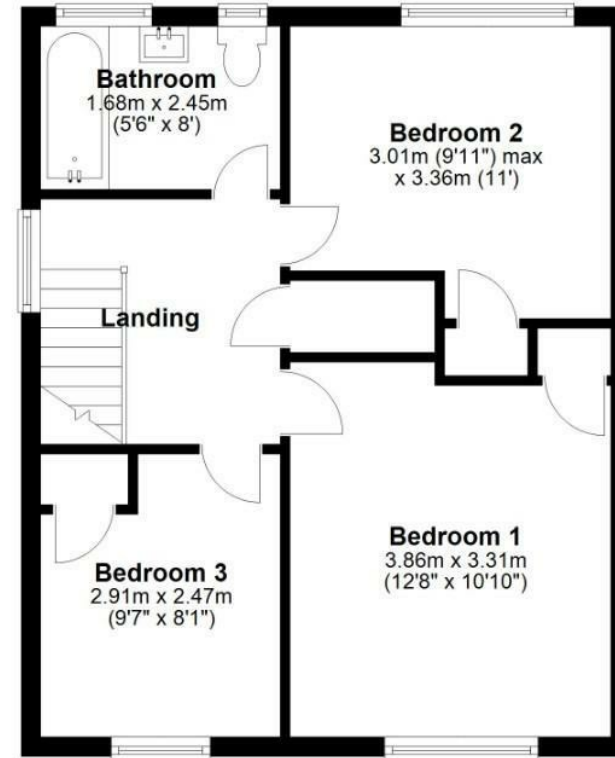
Ground Floor

Main area: approx. 43.0 sq. metres (462.9 sq. feet)
Plus garages, approx. 17.6 sq. metres (189.9 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Main area: Approx. 86.1 sq. metres (927.1 sq. feet)
Plus garages, approx. 17.6 sq. metres (189.9 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	80
EU Directive 2002/91/EC			

