

2 Greenhedges, Stapleford, Cambridge, CB22 5DF

Offers In Excess Of £900,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MODERN DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT, ENJOYING A TRANQUIL CUL DE SAC POSITION, CONVENIENTLY LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Modern Detached house
- 4 beds, 2 baths, 2 recepts
- Built in 2008
- Block paved driveway
- Council tax band - F
- 1575 Sqft / 147 Sqm
- 0.06 acres
- Gas fired central heating to radiators and underfloor heating to ground floor
- EPC - C / 80
- Chain free

The property was constructed by Hill Residential in 2008, luxuriously appointed throughout , enjoying a quiet cul de sac position and just a short walk from the primary school and main line train station.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, solid oak flooring with heating under and a cloakroom/WC just off. There are two dual aspect reception rooms including a generous sitting room and dining room, both with oak flooring. The kitchen/breakfast room is fitted with attractive cabinetry, ample sile stone working surfaces with inset one and a half sink unit with mixer tap and bell drainer, two corner carousel units, an induction hob, double oven, extractor, integrated fridge/freezer, dishwasher and washing machine and all complimented with solid oak flooring with heating under.

Upstairs, off the generous landing are four double bedrooms with ensuite to the master bedroom and a luxury family bathroom, all with designer duravit sanitary ware.

Outside, a block paved driveway and a further shingled area provides parking for up to two cars. Gated access leads to the rear garden which is laid mainly to lawn with flower and shrub borders, a paved patio and all is enclosed by fencing.

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.

Access from this home is very convenient 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 - F

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

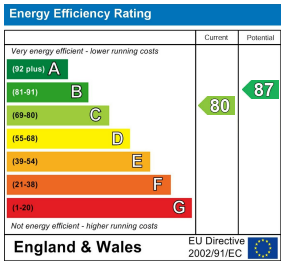
Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 147 sqm (1575 sqft)



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.





