



52 Buristead Road, Great Shelford, Cambridge, CB22 5EJ
Guide Price £625,000 Freehold



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AN ESTABLISHED SEMI-DETACHED HOUSE, MUCH IMPROVED AND IMMACULATLY PRESENTED WITHIN A GENEROUS PLOT, TUCKED AWAY AT THE END OF THIS HIGHLY SOUGHT-AFTER NO THROUGH ROAD AND LOCATED CENTRALLY WITHIN GREAT SHELFORD.

- 3 bedroom semi-detached house
- 0.08 acres
- Gas fired central heating to radiators
- Well equipped kitchen/breakfast room
- EPC - C / 70
- 925 sqft/86 sqm
- Built on the 1960s
- Off road parking and garage
- Private garden overlooking fields
- Council tax band-D

The property enjoys a wonderful position tucked away that the end of this sought-after, no-through road, set within a generous plot with views over fields to the rear. The property is just a short walk from the thriving village centre, primary school and main line train station. The current owners have periodically improved the house, most recently refitting the kitchen, bathrooms and heating system.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, a cloakroom WC just off with a cupboard housing the wall mounted gas fired central heating boiler. The sitting room boasts a contemporary inset gas fire and opens to the dining area with French doors to the garden. The kitchen/breakfast room overlooks the garden also with a door to the side driveway and is fitted with a range of attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer. There is a four ring induction hob, oven, extractor, integrated fridge/freezer, dishwasher plus space for a washing machine.

Upstairs, there are three good sized bedrooms, all with fitted storage cupboards and a refitted wet room comprising a low level WC, wash hand basin, tiled shower area and heated towel rail.

Outside, the property is set within a generous plot and set back from the road with a large parking area laid mainly to shingle and block paver and leading to the garage with up and over door, power and light connected. The rear garden is mainly laid to lawn with flower and shrub borders and beds, a block paved patio and all is enclosed by fencing and overlooks fields to the rear.

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 a supermarket, bakery, chemist and a butcher. The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

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

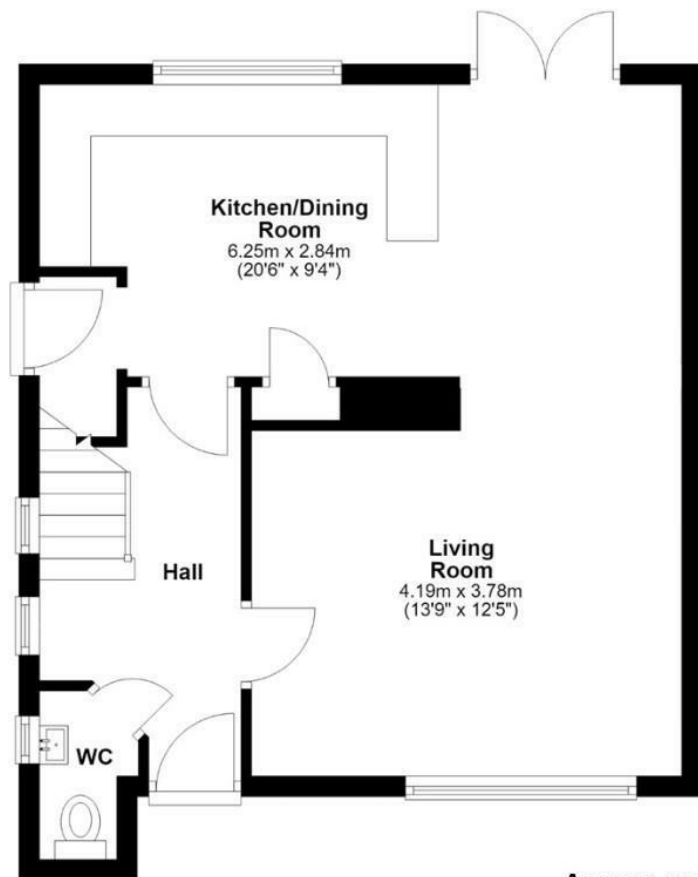
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

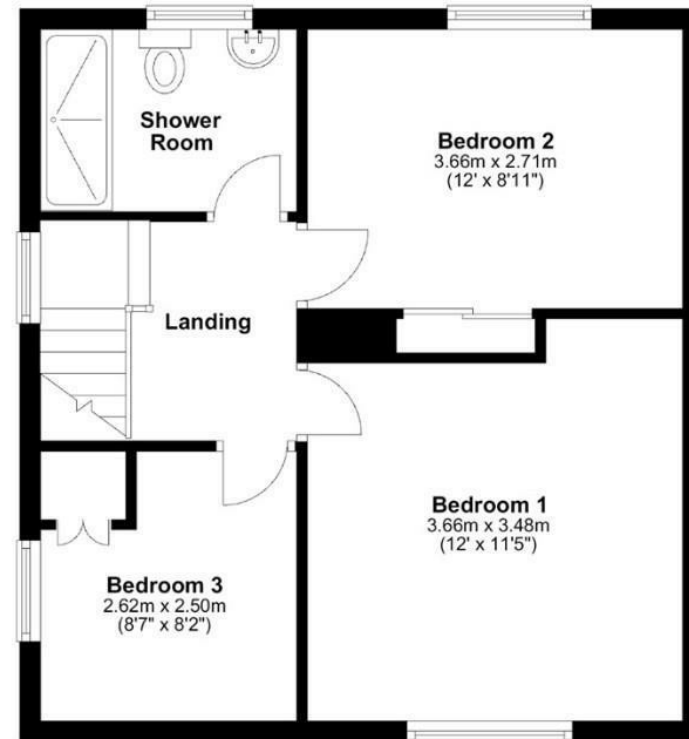
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 86 sqm (925 sqft)

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	70	76
EU Directive 2002/91/EC		

