



34 Westfield Road, Great Shelford, Cambridge, CB22 5JW
Guide Price £575,000 Freehold



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AN ESTABLISHED SEMI-DETACHED, FULLY REFURBISHED AND BEAUTIFULLY PRESENTED, SET WITHIN A GENEROUS REAR GARDEN ENJOYING A TRANQUIL NO-THROUGH ROAD POSITION AND LOCATED WITHIN THIS POPULAR SOUGHT-AFTER VILLAGE.

- Semi-detached house
- 3 bedrooms, 1 bathroom, 1 reception room
- Gas fired central heating to radiators
- Garage and driveway parking
- EPC -D/68
- 900 Sqft /84 Sqm
- 0.10 acres
- Constructed in the 1950s
- New windows, doors, kitchen, bathroom and gas fired central heating system
- Council tax band - D

The property enjoys a tranquil position tucked-away towards the end of this highly sought-after, no through road with views over fields to the rear. The current owners have transformed the property with a program of full refurbishment including a new heating system, windows, doors including most attractive solid oak internal doors, a new kitchen and bathroom. The accommodation comprises a welcoming reception hall with karndean flooring, stairs to first floor accommodation and a re-fitted cloakroom/WC just off. The sitting room, again with karndean flooring opens to a dining area with French doors to the garden. The kitchen has been re-fitted with attractive modern cabinetry, ample quartz working surfaces with inset single sink unit with bevel drainer, induction hob, extractor plus space for a fridge/freezer. off the side lobby there is a door to outside and a fitted cupboard with plumbing for a washing machine.

Upstairs, off the landing are three bedrooms, all with fitted wardrobe cupboards, a luxury re-fitted bathroom comprising a closed cupboard WC, wall mounted wash hand basin, panel bath with mains fed shower over and stylish contemporary fittings.

Outside, the property is set back from the road beyond a generous lawned front garden, driveway parking provides parking for several vehicles and leads to the garage with up and over door, power and light connected. Gated access leads to the rear garden which has been greatly improved and laid to neat lawn with flower and shrub borders and beds , a generous porcelain patio with matching pathway, a selection of specimen trees and bushes and all backing onto farmland 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 supermarket, bakery, chemist and 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

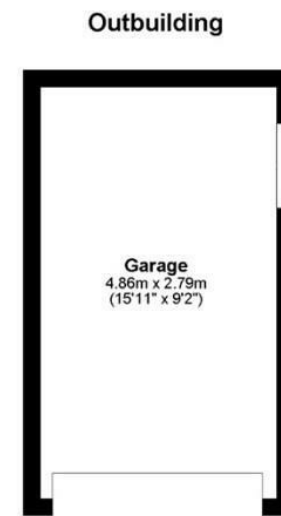
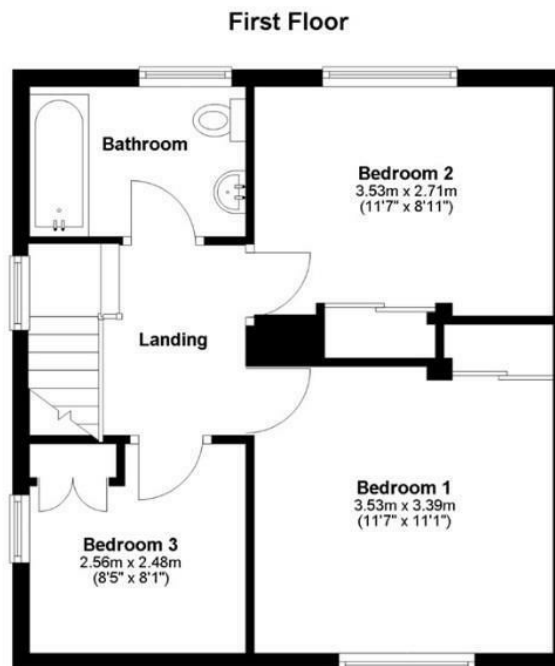
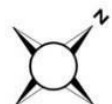
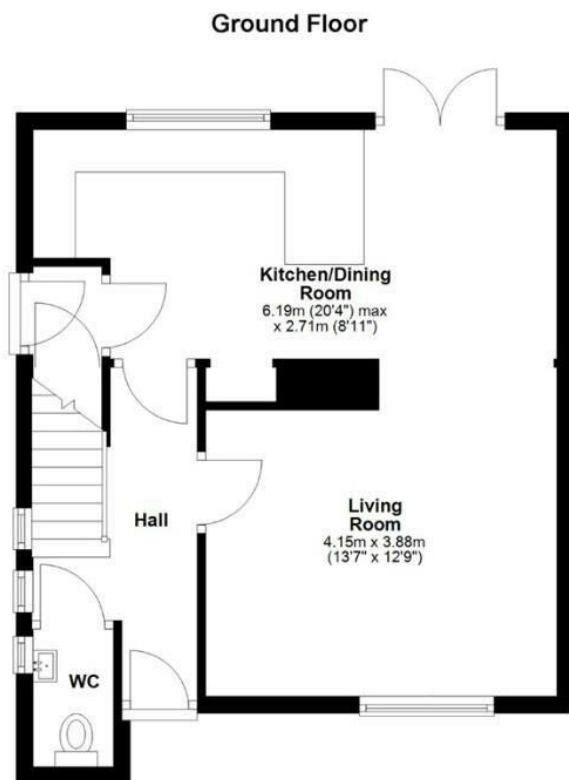
Fixtures and Fittings

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





Approx. gross internal floor area 84 sqm (900 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

