



49 Priams Way, Stapleford, CB22 5DT  
Offers Over £595,000 Freehold



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**AN ESTABLISHED SEMI-DETACHED HOUSE, RECENTLY RENOVATED AND MUCH IMPROVED, SET WITHIN A PRIVATE GARDEN WITH OFF ROAD PARKING, GARAGE AND LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.**

- Semi-detached house
- 3 beds, 1 bath, 1 recept
- Constructed in the 1950s
- New gas fired central heating boiler
- Council tax band - D
- 1000 Sqft/ 93 Sqm
- Chain free
- Off road parking and garage
- EPC - C

The property occupies a tranquil cul de sac position within this highly sought residential area located close to the heart of the village. The current owners have transformed the house with a programme of full refurbishment, replacing the boiler, kitchen, bathrooms, floor coverings and fully decorated throughout.

The accommodation comprises a spacious and welcoming reception hall with stairs to first floor accommodation, fitted storage cupboard housing the new wall mounted gas fired central heating boiler. The kitchen/dining room is fitted with contemporary cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring ceramic hob, extractor, oven, integrated dishwasher and space for a fridge/freezer. There are French doors to the garden from the dining area and just off the kitchen is a handy utility room with space for the usual white goods and door to outside.

Upstairs, off the landing are three bedrooms and a re-fitted family bathroom.

Outside, the front garden has been designed with ease of maintenance in mind and is laid mainly to shingle which provides parking for multiple vehicles and leads to the garage with up and over door, power and light connected. The rear garden is laid mainly to lawn with flower and shrub borders and beds, a paved patio, timber shed 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.

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 - D

#### **Fixtures and Fittings**

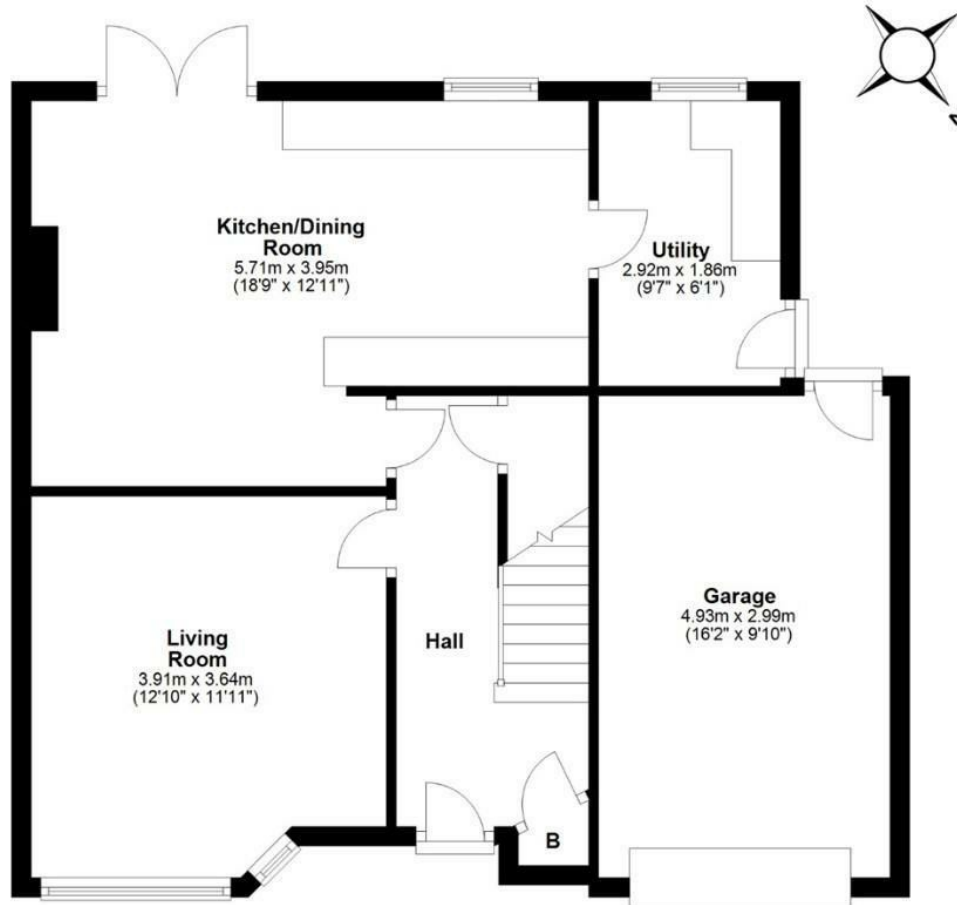
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

#### **Viewing**

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



## Ground Floor



## First Floor



Approx. gross internal floor area 93 sqm (1000 sqft) excluding Garage

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



