

44a Macaulay Avenue, Great Shelford, Cambridge, CB22 5AE

Guide Price £495,000 Freehold

REDMAYNE ARNOLD & HARRIS

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**A CONTEMPORARY THREE-BEDROOM DETACHED PROPERTY BUILT IN 2019, OFFERING SPACIOUS ACCOMMODATION, WITH AMPLE OFF-STREET PARKING IN THIS HIGHLY SOUGHT AFTER VILLAGE.**

- Detached house
- 1000 sq ft / 93 sq m
- Easy access to DNA path
- Walking distance to railway station
- Council tax band-D
- Open plan living
- 1 bathroom, 1 reception room
- EPC-B / 82
- Private garden
- No onward chain

44a Macaulay Avenue is an individual property located in an established residential area within the village of Great Shelford. Built by a well-known local developer using high quality materials to a traditional style, this attractive new build property offers bright open plan living accommodation.

The home offers accommodation of around 1011 sqft arranged over two floors. On the ground floor there is a feeling of space with the living room opening through to a contemporary kitchen / dining room with French doors opening onto garden, making it the real family hub of the home. The kitchen is designed to a good standard, featuring contemporary gloss white units, grey tile splashbacks and integrated appliances. The ground floor further benefits from a utility room, WC and underfloor heating.

On the first floor there are three bedrooms including two doubles and a luxury family bathroom finished to a high-quality standard, featuring sanitary ware and tiling by 'Villeroy and Boch', electric underfloor heating and a dual-fuel chrome heated towel rail.

Outside, the property is set back from the road behind a block paved driveway providing off street parking. There is gated access leading to the side/rear landscaped garden which are laid to grass with paved terraces and outside lighting. The whole enclosed by timber fencing, making it a secluded and private garden for the family to enjoy.

**Location**
Great Shelford is just 4 miles south of Cambridge. There is an active village community centre around Woollards Lane where there is a library, dentist, village hall and recreation ground, numerous shops including newsagent, hairdresser, beauty salon, baker, butcher, grocer, marvellous deli and the Health Centre in Ashen Green.

The mainline station provides access to Cambridge and London Liverpool Street, and the village is located two miles from Junction 11 of the M11.

There is a Church of England Infant and Junior School in the village. The Gog Magog Hills and Golf Club, Wandlebury and the Roman Road are within two miles. Addenbrooke's Hospital is also within easy reach and Stansted Airport is within half an hour's drive (via M11).

**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.

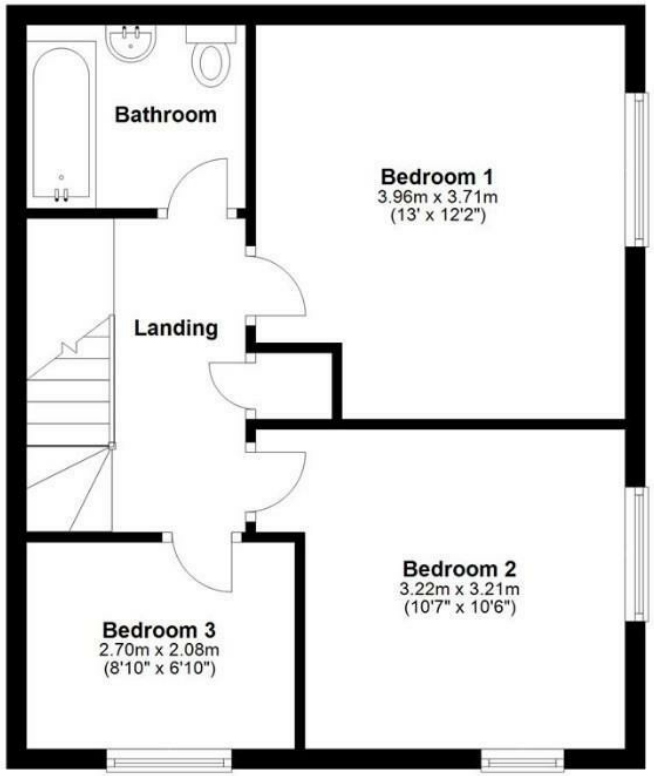




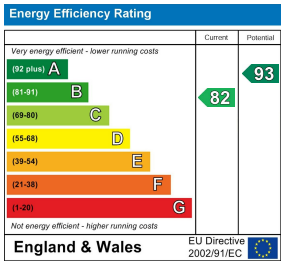
## Ground Floor




## First Floor




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




**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.**







