

2 Meadow View, Great Shelford, Cambridge, CB22 5GF

Offers Over £400,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CONTEMPORARY AND STYLISH SEMI-DETACHED HOUSE, CONSTRUCTED IN 2020, FINISHED TO EXACTING STANDARDS THROUGHOUT WITH WONDERFUL VIEWS OVER PADDOCKS AND LOCATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Contemporary semi-detached house
- Built in 2020
- Luxury Porcelanosa bathroom and cloakroom/W.C
- Gas fired central heating to radiators
- EPC-B / 82
- 2 double bedrooms, 1 bathroom, 1 reception room
- 725 sq ft / 67 sq m
- Contemporary kitchen with integrated appliances
- 0.05 acre plot
- Council tax band-C

Meadow View comprises of just six contemporary dwellings constructed in 2020 by the highly reputable local developer, Blues Property. The property enjoys the best of both worlds, so conveniently placed for the main line station and village amenities yet boasting a tranquil cul-de-sac setting with unimpeded views over fields to the rear.

The accommodation comprises a welcoming and spacious reception hall with stairs to first floor accommodation, fitted storage cupboard, Karndean flooring and a cloakroom/W.C just off. The kitchen area is fitted with contemporary gloss, handle-less units finished in grey, Duropal work surfaces with inset one and a half sink unit with mixer tap and drainer, Neff appliances including an induction hob, extractor, Hotpoint fridge/freezer and dishwasher. The sitting/dining room boasts French doors to the garden with wonderful views over paddocks beyond and Karndean flooring.

Upstairs there are two good-sized double bedrooms, the master bedroom enjoying far reaching views over paddocks to the rear, a luxury family bathroom with Porcelanosa fixtures and fittings including a closed couple W.C, vanity wash hand basin, tiled panel bath with mains fed shower over, heated towel rail and attractive wall and floor tiles.

Outside there is allocated parking and visitor parking bays nearby. The garden is laid mainly to lawn with a paved patio, timber garden store and gated rear access.

Tenure
Freehold

Location
Great Shelford is a well-regarded village just south of Cambridge, offering an excellent range of local amenities including shops, bakery, butcher, delicatessen, pharmacy, Post Office, library, restaurants and traditional pubs. There is also a sought after primary school, health centre, dentist and a range of sporting and recreational facilities.

The property is particularly well placed for access to the Cambridge Biomedical Campus and Cambridge South Station, with services to London Kings Cross and Liverpool Street. Addenbrooke's Hospital is less than 2 miles from the property, Cambridge city centre about 3 miles away and Waitrose a convenient 15 minute walk. The area offers easy access to the M11, local bus services and many cycle routes.

Services
Mains services connected include gas, electricity water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

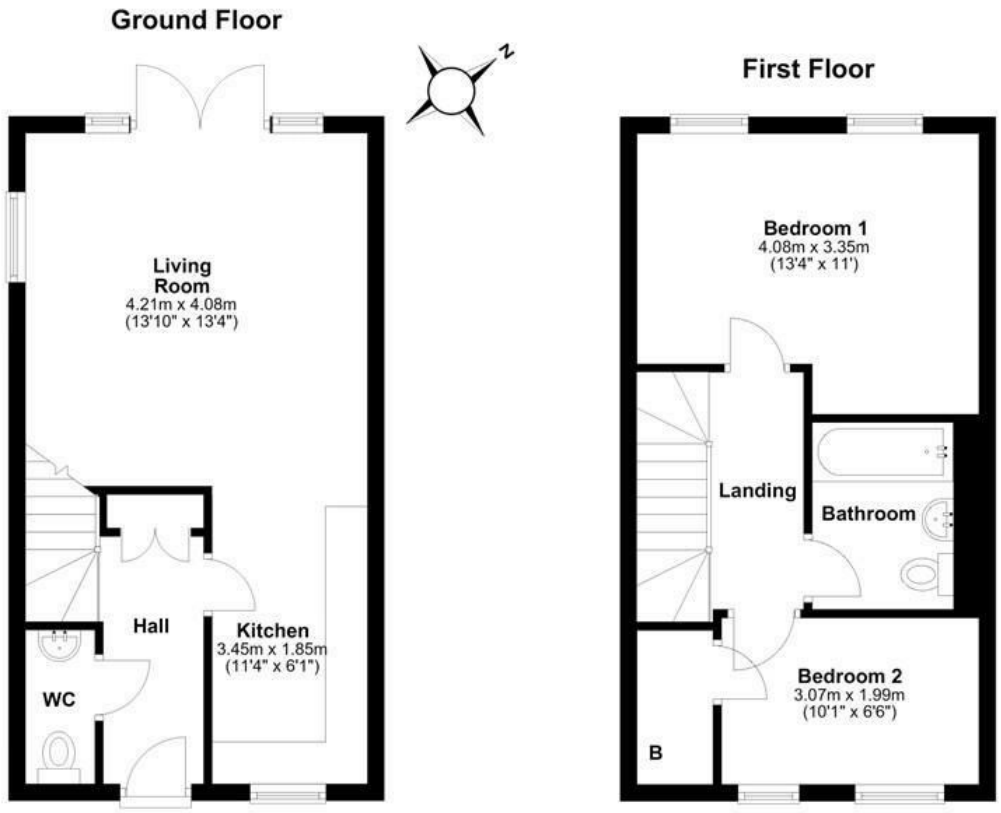
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

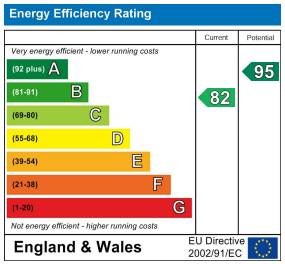
Agents Note
Shared areas - shared parking area, drive and street lights. Around £50 a year, primarily for insurance and lights.







Approx. gross internal floor area 67 sqm (725 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.











