



11 Sheepwash Way, Longstanton, Cambridge, CB24 3GZ
Guide Price £425,000 Freehold



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AN EXTENDED FAMILY HOME IN GOOD CONDITION THROUGHOUT, OFFERING FOUR DOUBLE BEDROOMS AND A GENEROUS PLOT, SITUATED IN AN EXCELLENT VILLAGE LOCATION NEAR LOCAL AMENITIES AND THE A14.

- Accommodation measuring approximately 1503 SQFT/139SQM
- Services include mains gas, mains drainage, mains water and mains electricity
- Spacious living accommodation
- Four double bedrooms
- Well-appointed throughout
- Generous plot
- Garage and driveway parking
- Excellent village location

11 Sheepwash Way is a modern four-bedroom end of terrace home constructed of traditional brick elevations under a pitched tiled roof. The property occupies a generous plot and offers four double bedrooms, spacious living accommodation, garaging and driveway parking. Located in close proximity to the High Street, Sheepwash Way provides easy access to local amenities, good schooling and transport connections.

In a little more detail, the ground floor accommodation comprises entrance hall with space for coats and shoes, handy cloakroom WC, spacious sitting room, kitchen/breakfast room and conservatory overlooking the rear garden. The kitchen is fitted with a range of cabinetry, sink with mixer tap and there is space for several freestanding appliances. Upstairs, there is a double bedroom with views to the rear, family bathroom fitted with three-piece suite and the master bedroom benefitting from built in cupboards and en-suite shower room. To the second floor, there are two further double bedrooms and another useful shower room.

Outside, there is driveway parking for two cars, a garage and rear garden with a summer house, currently used as a gym, but could easily be converted into studio/home office. The garden is mainly laid to lawn with paved and decked areas as well as some raised vegetable beds.

Location

Longstanton is a delightful countryside village on the northern edge of Cambridge. The village boasts a good range of facilities including a Co-Op Convenience Store, Public House, 2 Medieval Churches, Primary School, Longstanton Dental Practice, Veterinary Practice and superb recreational facilities including Longstanton Sports & Social Club. Excellent shopping is available at nearby Bar Hill where there is also a Championship Golf Course. Road links are served by the A14 giving access to the M11 & A1. In addition is the Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), providing a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrookes Hospital.

Fixtures and Fittings.

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

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council
Council Tax Band C

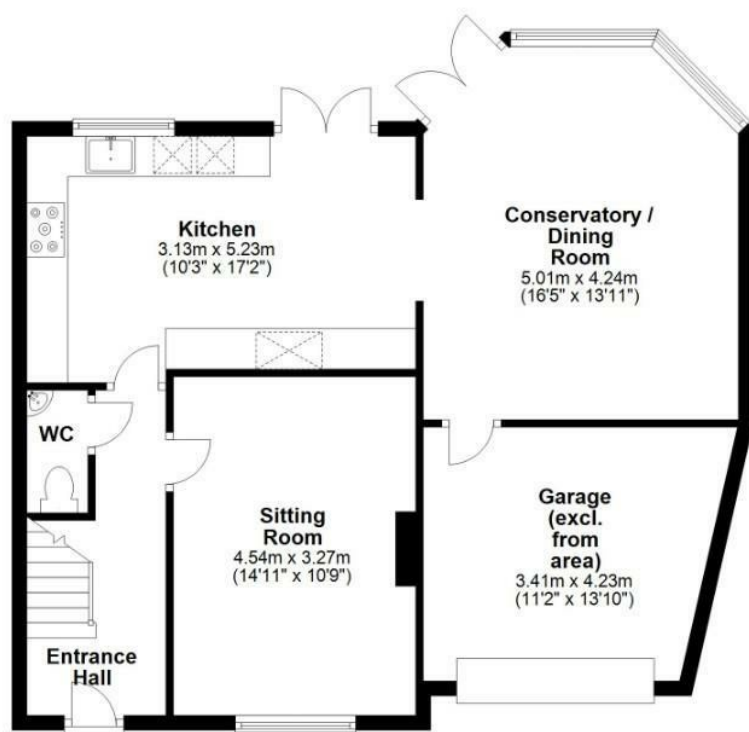
Viewing.

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



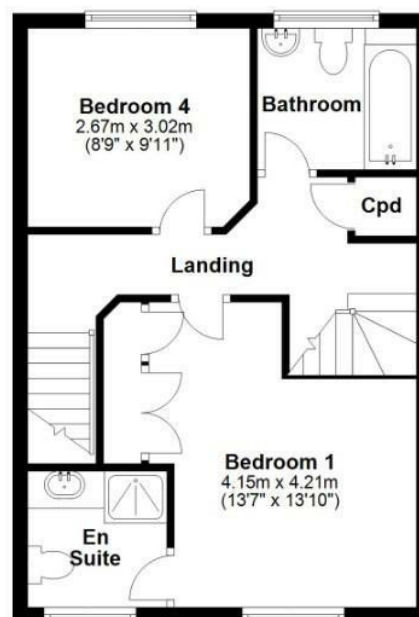
Ground Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



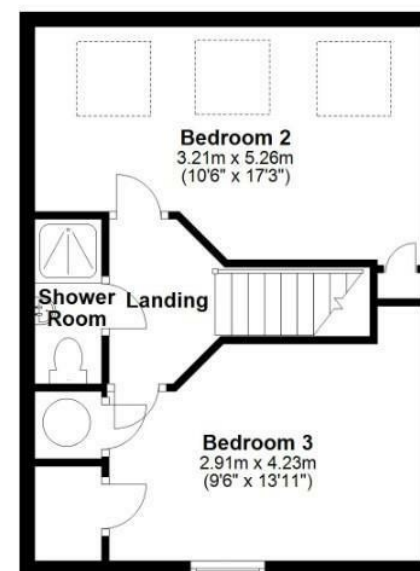
First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Second Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 139.7 sq. metres (1503.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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		65	75
EU Directive 2002/91/EC			

