



Buristead Road, Great Shelford, CB22 5EJ

CHEFFINS

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Great Shelford,
CB22 5EJ

A recently updated, well proportioned semi-detached residence with versatile accommodation incorporating a self contained annexe. Together with driveway and enclosed gardens in this most desirable location close to the centre of this thriving and eagerly sought after village, just a couple of miles south of the city with mainline station, five minutes walk to the bus service into Cambridge and a good range of local amenities including being five minutes from the local GP.

4 2 2

Guide Price £695,000





LOCATION

Great Shelford is an extremely sought-after village located approximately 3 miles south of Cambridge and is very well placed for access to Addenbrooke's Hospital, Gog Magog Hills and Babraham Road Park and Ride. The village is placed ideally for commuters looking for easy access to London, with the village's train station providing direct access to London's Liverpool Street station. The village also provides easy access to the M11 linking up to both the A14 and M25. The village also benefits from an excellent range of both independent and high street shops as well as a local library and local healthcare services.

COVERED ENTRANCE PORCH

with outside light, upvc panelled and frosted double glazed entrance door leading into:

ENTRANCE HALLWAY

with staircase rising to the first floor, radiator, coats cupboard, frosted and double glazed windows to the front and part tiled flooring.

CLOAKROOM

refitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap and storage cupboard below, tiled floor, double glazed and frosted window to the side.

LIVING ROOM

feature cast iron log burning stove with stone hearth, double panelled radiator, double glazed window to the front, through to:

DINING ROOM

with radiator, double glazed window to the rear.

KITCHEN

recently refitted with a generous range of storage cupboards and drawers to base and eye level with rolled top working surfaces with inset one and a half bowl single drainer stainless steel sink unit with mixer tap, electric Logic oven, 4 ring Indesit gas fired hob and extractor fan above, Bosch dishwasher, Bosch automatic washing machine and a freestanding Candy fridge/freezer, double panelled radiator, double glazed window to the rear. Interconnecting door through to:

STUDY/HOME OFFICE

with inset downlighters, underfloor heating, panelled and double glazed door leading out to garden, double glazed windows to the side and rear.

POTENTIAL SELF-CONTAINED ANNEXE

BEDROOM/SITTING/KITCHENETTE

with range of fitted cupboards, rolled top working surfaces with inset single drainer sink unit with mixer tap, two ring hob, extractor fan, and space for fridge or fridge/freezer, underfloor heating, ceiling with inset downlighters, roof lantern, double glazed windows to the front and side and panelled and frosted double glazed door to the front.

SHOWER ROOM/UTILITY

with corner shower cubicle with glazed sliding doors, Triton T80 electric shower unit, low level dual flush w.c., wash hand basin with mixer tap and storage cupboard below, further fitted cupboard with plumbing and space for automatic washing machine, heated towel rail/radiator, tiled floor, underfloor heating, extractor fan, ceiling with inset downlighters, double glazed and frosted window to the rear.

ON THE FIRST FLOOR

LANDING

double glazed window to the rear and access to loft space.

BEDROOM 1

radiator, double glazed window to the front.

BEDROOM 2

radiator, double glazed window to the front.

BEDROOM 3

radiator, double glazed window to the rear.

BATHROOM

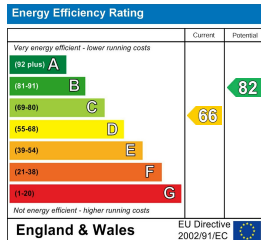
refurbished with white suite comprising panelled bath with mixer tap, separate shower unit above with drencher shower head and handheld rose, pedestal wash hand basin with mixer tap, low level dual flush w.c., part tiled walls, tiled floor, radiator, extractor fan, storage cupboard housing Baxi gas fired boiler providing domestic hot water and central heating system, underfloor heating to part of the lower ground floor, double glazed and frosted window to the rear.

OUTSIDE

Front garden principally gravelled with parking for several vehicles and paved pathway leading to front door and access to side and rear garden.

Rear garden of good size principally laid to lawn, close boarded fencing, shrub beds, and a pair of timber sheds, paved patio area.





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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

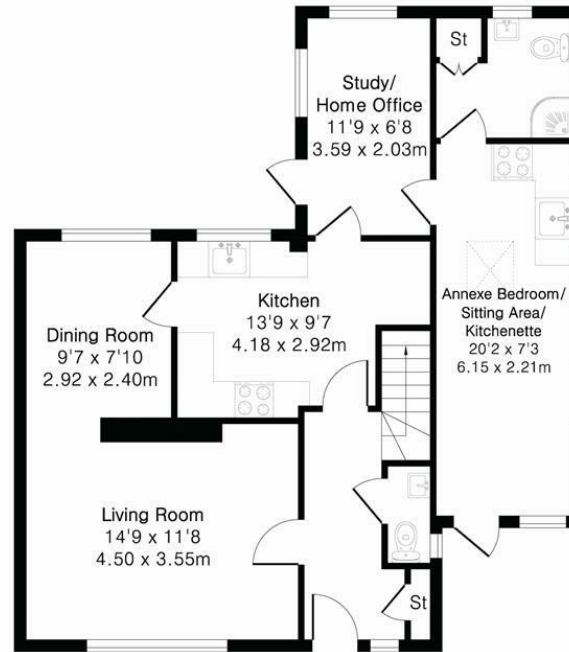
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

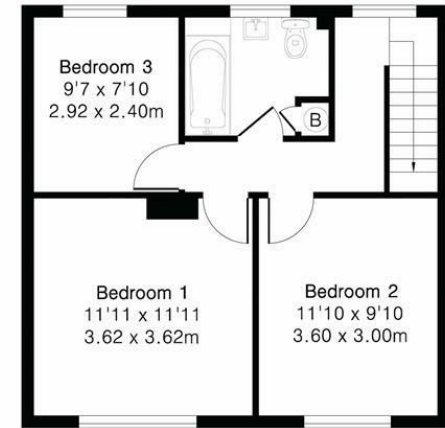
Approximate Gross Internal Area 1236 sq ft - 115 sq m

Ground Floor Area 762 sq ft - 71 sq m

First Floor Area 474 sq ft - 44 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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