



26 Poplar Close, Great Shelford, Cambridge, CB22 5LX  
Guide Price £625,000 Freehold



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**AN EXTENDED AND COMPLETELY TRANSFORMED CHALET-STYLE RESIDENCE  
FINISHED TO EXACTING STANDARDS THROUGHOUT AND JUST A SHORT WALK  
FROM THE MAINLINE TRAIN STATION AND BUSY VILLAGE CENTRE.**

- 3/4 bed, semi-detached chalet residence
- Ground floor bedroom with luxury ensuite shower room
- Superb open-plan kitchen/ dining/sitting room
- Luxury cloakroom w.c. and family bathroom
- Ample off-road parking and landscaped rear garden
- Chain free
- EPC - C / 77

The property enjoys a quiet cul-de-sac position just a short walk from the village centre and the mainline train station. The current owner has transformed the property with a programme of expansion and full refurbishment, doubling the original footprint of the property. In fact you would be forgiven for thinking that the property was brand new as little of the original remains. The property has been rewired and replumbed with a new gas-fired central heating boiler with underfloor heating in the rear extension. All the rooms benefit from dimmable lights.

The accommodation comprises of a spacious and welcoming reception hall with stairs rising to the first floor accommodation and a generous study area within the recess below and a cloakroom w.c. just off. There is a study with fitted utility cupboards with plumbing for the usual white goods. This room could also be easily be utilised as a bedroom with door to the side aspect. The main ground floor bedroom boasts attractive wood panelling and a luxury ensuite shower room including a vanity wash handbasin, a low-level w.c., a walk-in shower, a heated towel rail and attractive floor and wall tiles. Of particular note is the wonderful open-plan kitchen / dining / sitting room with a virtually glazed rear elevation with bifolding doors to the garden beyond and a set of bifold doors to the side aspect, opening out to the side garden. The kitchen is fitted with attractive cabinetry, stone composite work surfaces, deep pan drawers and a range of integral appliances including a four-ring induction hob with in-built extractor, double oven, fridge-freezer and dishwasher.

Upstairs there is the generous galleried landing, making an ideal study area with deep eaves storage, two double bedrooms, both with attractive and decorative wood panelling and French doors to the Juliet balcony. The family bathroom boasts low-level w.c., a pedestal wash handbasin and a shower-bath with a mains-fed shower over, heated towel rail and attractive floor and wall tiles.

Outside, a gravelled driveway provides parking for up to three vehicles. Gated access leads to the side, decked garden, which extends to the rear with a neat lawned area with raised flower and shrub borders and enclosed by fencing.

**Location**

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

**Tenure**

Freehold

**Services**

All mains services connected.

**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**

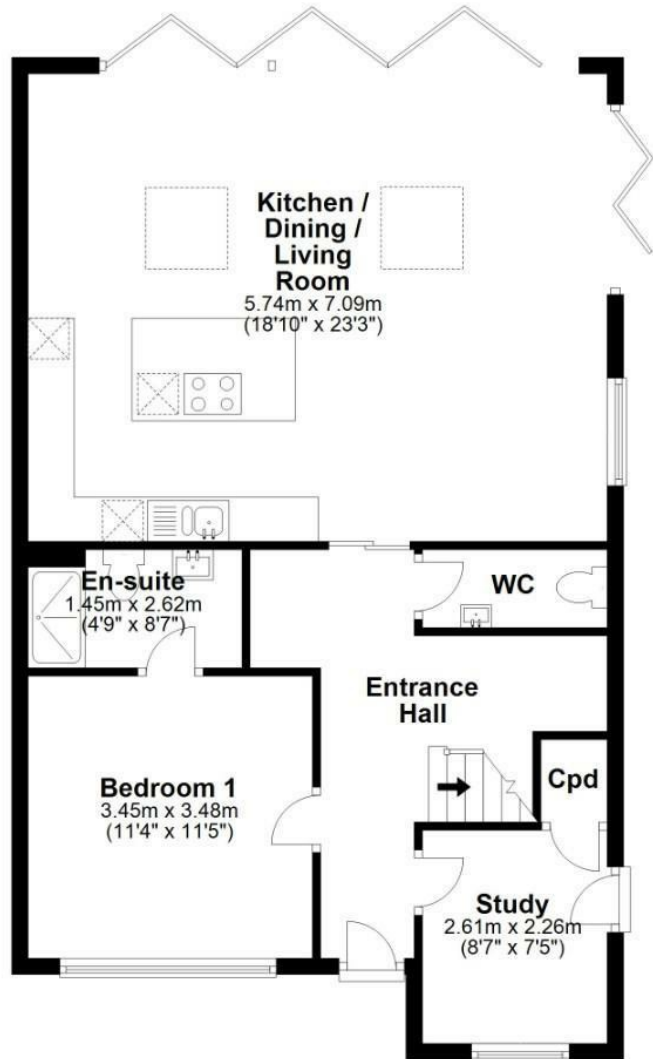
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





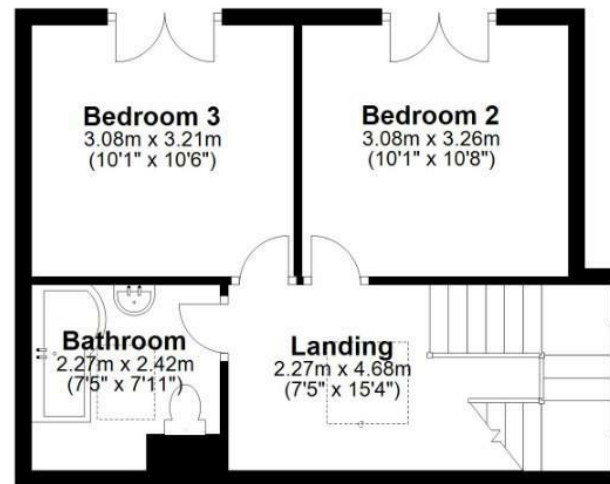
### Ground Floor

Approx. 79.0 sq. metres (850.4 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



Total area: approx. 116.2 sq. metres (1250.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



