



5 Heffer Close, Stapleford, Cambridge, CB22 5EB
Guide Price £775,000 Freehold



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A SUBSTANTIAL, MODERN, DETACHED FAMILY RESIDENCE, EXTREMELY WELL-PRESENTED SET WITHIN SECLUDED GARDENS, ENJOYING A QUIET CUL-DE-SAC POSITION IN THE CENTRE OF THE VILLAGE.

- Four bedroom, detached family home
- Two reception rooms plus a conservatory extension
- Well-equipped kitchen/breakfast room
- Ensuite to master bedroom
- Off-road parking and garage
- Gas-fired central heating
- EPC - C / 71

The property enjoys a tranquil cul-de-sac position, conveniently located for the village amenities, primary school and mainline train station. The property was built in the 1980s to a spacious and well-planned design and is set within mature and private gardens with off-road parking and garage, neighboured by only a handful of other similar properties.

The accommodation comprises an entrance porch to a spacious and welcoming reception hall with stairs to the first floor accommodation, Karndean flooring and a cloakroom w.c. just off. The sitting room boasts a part-vaulted ceiling incorporating roof lights and a feature gas fire with marble surround and hearth and opens to the dining room, which in turn opens to the conservatory extension beyond. The kitchen / breakfast room is fitted with attractive cabinetry, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer, walk-in pantry cupboard and a range of integral appliances including a five-ring gas hob, double oven, extractor, dishwasher and fridge-freezer. There is a door from the kitchen out to the garage, which at the rear has a utility area with space for the usual white goods and a wall-mounted, central heating boiler.

Upstairs off the half-galleried landing, are four bedrooms including an ensuite shower room to the master bedroom and a family bathroom.

Outside to the front, the property is screened by mature hedging and laid to lawn with a driveway providing parking for two to three cars and leading to the garage with an up-and-over door, power and light connected. The rear garden is laid to neat, shaped lawns with well-stocked flower and shrub borders and beds with a fishpond and a shingled area on which there is a timber shed, and all enjoys good levels of privacy.

Location

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent Primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access from this home is very convenient either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - E

Fixtures and Fittings

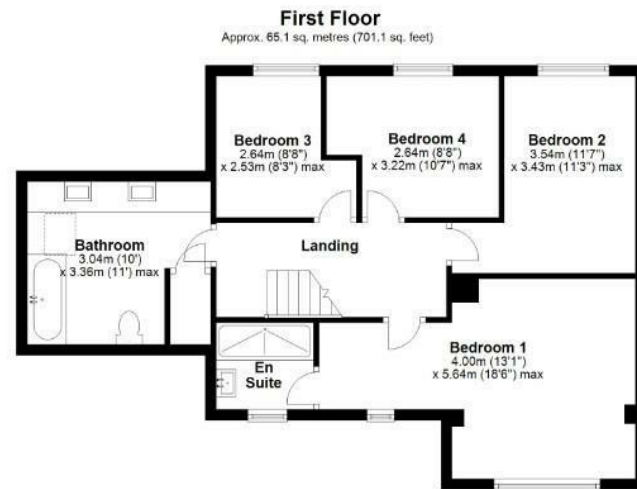
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 150.0 sq. metres (1614.6 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		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.



