



7 Maris Green, Great Shelford, Cambridge, CB22 5EE
Guide Price £595,000 Freehold



rah.co.uk
01223 800860

A MODERN, DETACHED, FAMILY RESIDENCE WITH OFF ROAD PARKING AND GARAGE, LANDSCAPED REAR GARDEN, CONVENIENTLY PLACED FOR THE MAINLINE TRAIN STATION AND VILLAGE AMENITIES.

- 3 bed detached house
- Well-equipped kitchen/breakfast room
- Sitting/dining room with gas fire
- Generous conservatory extension
- Off-road parking and garage
- Chain free
- EPC - D / 65

The property enjoys a tranquil cul-de-sac position, just a short walk from the mainline train station and thriving village centre. The property boasts bright and spacious accommodation and is very well-presented throughout and in recent times has been enlarged with a conservatory extension, which enjoys views over the rear garden.

Briefly, the accommodation comprises, a welcoming reception hall with stairs to the first floor accommodation, a storage cupboard under and a cloakroom w.c. just off. The box-bayed sitting/dining room is a well-proportioned room with a feature gas fire with marble surround and hearth and patio doors out to the conservatory. The kitchen/breakfast room is fitted with attractive cabinetry, complemented by solid wood work surfaces and an inset single sink and drainer. There is a range of integral appliances including a gas hob, electric oven, extractor, fridge-freezer and dishwasher, plus there is space for a washing machine. Off the kitchen is a covered side passageway with doors to both the front and rear plus a door to the garden.

Upstairs, off the landing are three good-sized bedrooms, all with fitted wardrobe cupboards, a shower room, loft with loft ladder light and is mostly boarded.

Outside, at the front, a block paved driveway provides parking for up to three cars. Gated access leads to the low-maintenance rear garden, which is laid mainly to paviour with flower and shrub borders, a small rockery, a timber shed and enjoys good levels of privacy.

Location

Great Shelford is a sought-after village just to the south 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 - E

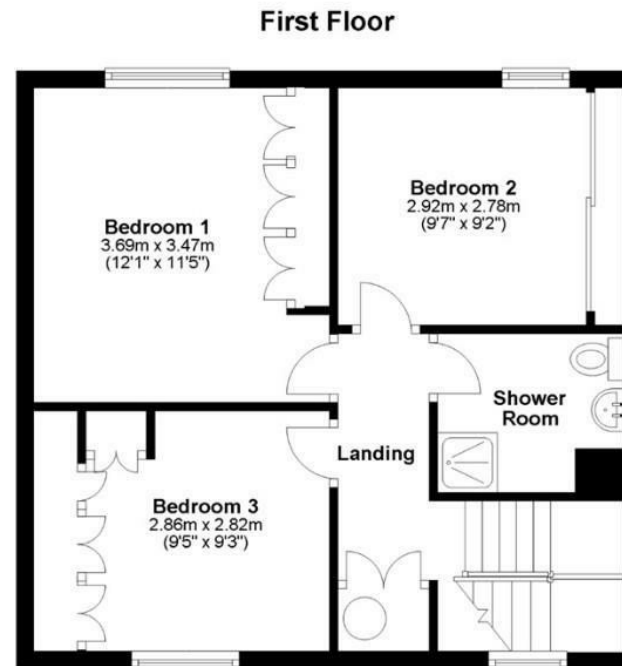
Fixtures and Fittings

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.





Approx. gross internal floor area 100 sqm (1075 sqft) excluding Side Lobby and Garage

| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 84 |
| (81-91) | B | | |
| (69-80) | C | 65 | |
| (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.

