



14 Priams Way, Stapleford, Cambridge, CB22 5DT
Offers Over £675,000 Freehold



rah.co.uk
01223 800860

AN ESTABLISHED, SEMI-DETACHED FAMILY HOME GENEROUSLY EXTENDED AND REFURBISHED RESULTING IN BRIGHT, SPACIOUS AND BEAUTIFULLY PRESENTED ACCOMMODATION AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- Extended 4 bedroom, semi-detached house
- 0.12 acres, mature and private gardens
- Well equipped kitchen
- Circa 1954
- EPC - D / 61
- 1350 sqft / 125 sqm
- 3 reception rooms, 2.5 bathrooms
- Off-road parking
- Gas-fired central heating to radiators
- Council Tax Band - E

The property occupies a fine centre of village location within this highly sought-after and quiet residential area just a short walk from the village amenities and primary school. The property has been extended, in fact almost doubling the home's original footprint. The current owners have happily resided at this property for many years and, in this time, have continuously refurbished and enhanced it, resulting in a stunning family home with spacious, well-planned and beautifully presented accommodation, finished to the highest standard.

Briefly the accommodation comprises an entrance hall with stairs rising to the first floor accommodation, ceramic tiled flooring and a cloakroom w.c. just off. Bay-windowed sitting room with feature arched window to rear aspect and an open fireplace with marble surround and hearth. The dining room is centrally positioned within the home and off of which is a family room with French doors to the garden and a well-equipped kitchen fitted with attractive cabinetry, solid oak working surfaces and a range of integrated appliances including a Neff five-ring gas hob with extractor, Neff double oven (fan and combination), dishwasher and washing machine and space for a fridge-freezer plus a wall-mounted gas-fired central heating boiler.

On the first floor, the landing is part-vaulted with a Velux window providing natural light. There are four bedrooms including the master bedroom with a large ensuite bathroom and a recently refitted, luxury family bathroom.

Outside, the front garden has been designed with ease-of-maintenance in mind with a block paving and shingle driveway providing parking for several vehicles, with well stocked flower beds. Gated access leads to the mature and private rear garden which is mainly laid to shaped and manicured lawns with well-stocked flower and shrub borders and beds, a generous paved patio, timber shed/ workshop with power and light connected and a summerhouse. All is enclosed, enjoying excellent levels of privacy and seclusion.

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 Wandlebury 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

Main services connected include: water, electricity, gas and mains drainage.

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 125 sqm (1350 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(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.

