



44 Orchard Road, Great Shelford, Cambridge, CB22 5AA  
Guide Price £725,000 Freehold



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**AN ESTABLISHED, DETACHED FAMILY RESIDENCE, FULLY REFURBISHED AND FINISHED TO EXACTING STANDARDS THROUGHOUT SET IN A GENEROUS CORNER PLOT CLOSE TO THE CENTRE OF THE VILLAGE AND MAINLINE TRAIN STATION.**

- 4 bedroom family, detached home
- Fully refurbished throughout
- New kitchen / dining room
- Refitted family bathroom, ensuite shower room and cloakroom w.c.
- New uPVC double glazing and central heating system
- Off road parking and generous gardens

Property enjoys a tranquil, private road position, set back from the road and set within a private and mature garden. The current owner has transformed the property with a programme of full refurbishment and in fact you would be forgiven for thinking that the house was in fact brand new.

The accommodation comprises an entrance hall with stairs rising to the first floor accommodation, attractive Karndean flooring with a utility room and an adjoining cloakroom w.c. just off. The kitchen / dining room enjoys a dual aspect and is fitted with attractive, contemporary cabinetry, ample fitted working surfaces with an inset one and a half sink unit with a mixer tap and drainer, corner carousel unit and a pull out larder. There is a range of integrated appliance including a four-ring induction hob, double oven and extractor, a full height fridge freezer and dishwasher. From the kitchen there are glazed French doors to the triple aspect sitting room with a fireplace cavity, which could easily accommodate a woodburning stove (subject to survey).

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

Outside, the property is set back from the road and approached via a new block paved driveway, which provides parking for several vehicles, with private lawned gardens to the front side and rear, all enclosed by hedging.

**Location**

Great Shelford is a well-regarded village just south of Cambridge, offering an excellent range of local amenities including shops, banks, building society, restaurants, bakers, delicatessen, library and butchers. There is also a sought after primary school, health centre, dentist and great sporting facilities within the recreation ground. The village is ideally placed for access to both Cambridge and London with excellent road connections, local bus services and a mainline railway station with trains from Cambridge to London Liverpool Street. Addenbrooke's Hospital is less than 2 miles from the property, Cambridge city centre about 3 miles away and Waitrose a convenient 15 minute walk.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

South Cambridgeshire District Council.  
Council Tax - F

**Fixtures and Fittings**

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

**Viewing**

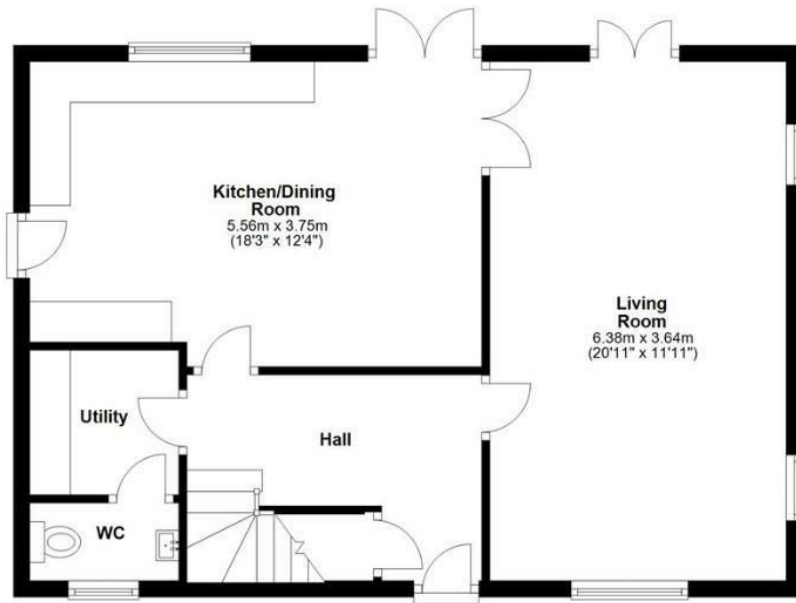
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

**Agents Note**

Photography was taken June 2023



Ground Floor



First Floor



Approx. gross internal floor area 119 sqm (1275 sqft)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 70      |                         |
| (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 |



