



1 The Orchards, Great Shelford, Cambridge, CB22 5AB  
Offers Over £1,100,000 Freehold



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**A MODERN DETACHED SINGLE STOREY RESIDENCE, EXTENDED AND MUCH IMPROVED EXTENDING TO 1850 SQFT AND ENJOYING A TRANQUIL CUL-DE-SAC POSITION, JUST A SHORT WALK FROM THE VILLAGE CENTRE AND MAIN LINE TRAIN STATION.**

- Detached bungalow
- 4 beds, 2 baths, 3 recepts
- Built in 1990
- Driveway parking and double garage
- Council tax band - G
- 1850 Sqft / 172 Sqm
- 0.16 acres
- Gas fired central heating to radiators
- EPC - B /82

The property was constructed in 1990, one of just four stunning bungalows, positioned within a tranquil cul-de-sac and just a short walk from the thriving village centre and main line train station. The current owners have transformed the property over the years, extended and much improving the property resulting in generously proportioned and immaculately presented accommodation throughout.

The accommodation comprises a generous welcoming reception hall with two sky lights and a cloakroom/WC. Off the inner hallway, which boasts a coat cupboard and airing cupboard, are four good sized bedrooms including the bay-windowed master bedroom with dressing area, en-suite and a family bathroom. There are three reception rooms, these include a dining room, sitting room with feature fireplace and a large conservatory with panoramic views over the garden. The kitchen is fitted with attractive cabinetry, ample fitted granite work surfaces with inset single sink unit with mixer tap and drainer, pull out larder cupboard and matching dresser, deep pan drawers and integral appliances which include: a five ring gas hob, double oven, extractor and dishwasher. Just off the kitchen is a handy utility room with matching cabinetry plus space for the usual white goods and door to outside.

Outside, there is a generous block paved driveway providing ample parking and leads to the double garage with electric sectional door, power and light connected. Gated access leads to the side garden which is laid mainly to paver with flower and shrub beds and a garden store. This opens to the rear garden which is laid mainly to lawn with a generous paved patio, flower and shrub borders and beds and all is enclosed by fencing enjoying good levels of privacy.

**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**

Mains services connected include: gas, electricity, water and mains drainage. Solar panels for electricity as well

**Statutory Authorities**

South Cambridgeshire District Council

Council tax band - G

**Fixtures and Fittings**

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

Vendors are happy to negotiate on certain fixtures and fitting - some curtains could be included in the sale.

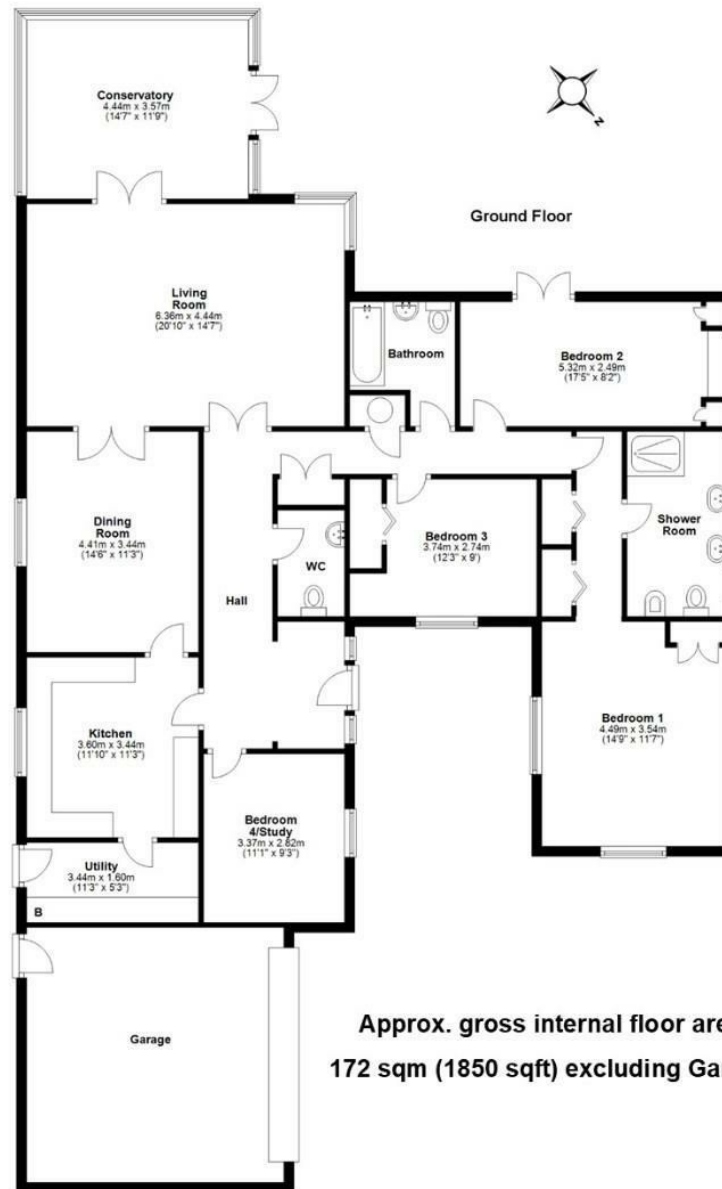
**Viewing**

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









**Approx. gross internal floor area  
172 sqm (1850 sqft) excluding Garage**

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 82      | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (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 |         |                         |
| 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.



