



10 Anvil Close, Stapleford, Cambridge, CB22 5SS
Guide Price £500,000 Freehold



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A MODERN DETACHED SINGLE STOREY RESIDENCE OCCUPYING A PLEASANT TUCKED AWAY CUL-DE-SAC POSITION AND CONVENIENTLY LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH CAMBRIDGESHIRE VILLAGE.

- Detached bungalow
- 2 beds, 1 bath, 2 receipts
- Gas-fired central heating to radiators
- EPC - C /67
- Quiet cul-de-sac position
- 800 sqft / 74 sqm
- 0.05 acres
- Off road parking and garage
- Council tax band - D
- Built in the 1990s

The property occupies a tranquil cul-de-sac position, conveniently located for the village amenities and Shelford's thriving village centre is just a short walk away. The property was constructed in the early 1990's to a spacious, well-planned design with off road parking , garage and a low maintenance south -facing private rear garden.

The accommodation comprises an entrance hall with access to a generous loft space. Both bedrooms boast fitted wardrobe cupboards, complemented by a re-fitted shower room. The kitchen is fitted with a range of base level and wall mounted storage cupboards, ample fitted work surfaces with inset one and a half sink unit, mixer tap and drainer, four ring gas hob, double oven, extractor and space for a washing machine and dishwasher. The sitting/dining room is a well-proportioned room with French doors to both the conservatory and garden.

Outside, a block paved driveway provides parking for at least two vehicles and leads to the garage with up and over door, power and light connected, plus a door through to an adjoining office which in turn has a door to the rear garden. The garden is laid mainly to paver with flower and shrub borders, there is a fishpond and all is enclosed by fencing, enjoying 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 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

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band -

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 74 sqm (800 sqft) excluding Garage and Office

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(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.

