



9 Cherry Tree Avenue, Stapleford, Cambridge, CB22 5BW
Offers Over £700,000 Freehold



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A MODERN FOUR BEDROOM DETACHED FAMILY RESIDENCE, EXTREMELY WELL-PRESENTED WITH OFF ROAD PARKING AND GARAGE, AN ENCLOSED REAR GARDEN AND LOCATED CENTRALLY WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached house
- 4 beds, 2 baths, 2 receptors
- Gas fired central heating to radiators
- EPC - D / 69
- 1250 Sqft / 116 Sqm
- 0.09 acres
- Off road parking and garage
- Council tax band - F

The property occupies a tranquil cul-de-sac position just a short walk from the village primary school and amenities. The current owners have periodically improved the property over the years and is beautifully presented throughout. The accommodation comprises a welcoming reception hall with stairs to first floor accommodation with a cloakroom/ WC just off.

The sitting room boasts a feature gas fire with attractive marble surround and hearth plus French doors out to the garden. The kitchen is fitted with attractive cabinetry, ample fitted work surfaces with inset one and a half sink unit with mixer tap and drainer, four ring gas hob, double oven, extractor with space for a fridge/freezer and dishwasher. Just off is a handy utility room with matching cabinetry and space for the usual white goods plus a wall mounted gas fired central heating boiler. From the kitchen area an archway provides access to the dual aspect bay-windowed dining room.

Upstairs, off the landing are four bedrooms, an en-suite shower room to the master bedroom and a family bathroom.

Outside, the front garden is enclosed by walling, laid to lawn with a flower and shrub border. A block paved driveway provides parking for at least two vehicles leading to the garage with up and over door, power and light connected. Gated side access leads to the rear garden which, again, is predominantly laid to lawn with well stocked flower and shrub borders and beds, a generous paved patio, garden store 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. Full fibre broadband.

Statutory Authorities

South Cambridgeshire District Council

Council tax band - 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

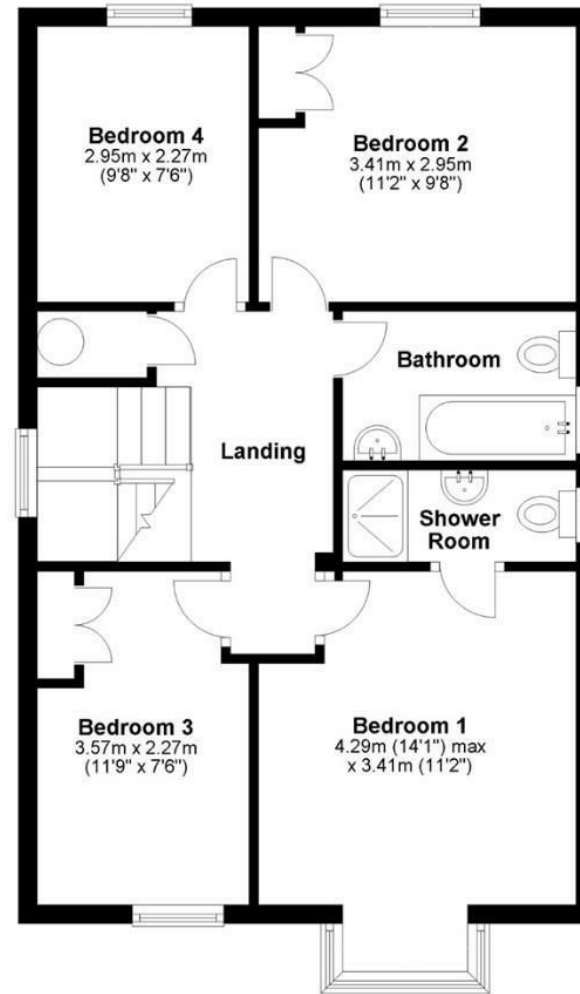
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 116 sqm (1250 sqft)

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

