8 Westfield Road, Great Shelford, Cambridge, CB22 5JW

Guide Price £650,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN EXTENDED AND MUCH IMPROVED 3/4 BEDROOM SEMI-DETACHED HOUSE, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL AREA.

- 3/4 bedroom semi-detached house
- 0.11 acres
- Outbuildings/home office
- Potential self-contained annexe accommodation
- Chain free
- 1400 sqft / 130 sqm
- Gas fired central heating to radiators
- EPC - D / 69
- Council tax band - D

The property occupies a pleasant no-through road position conveniently placed for Addenbrookes medical campus, Cambridge city centre and Great Shelford's thriving village amenities. The current owners have transformed the property with a programme of expansion and refurbishment resulting in extremely versatile and well-planned accommodation.

This comprises a welcoming reception hall with a cloakroom/WC just off. There are two principle reception rooms including sitting room and a family room. Just off the family room is an area that could easily be utilised as a bedroom and given its proximity to the wet room would make it an ideal annexe type arrangement. The kitchen/breakfast room has been re-fitted with a range of contemporary cabinetry, ample fitted working surfaces with inset one and a half sink unit, mixer tap and drainer. There are a range of modern appliances which include a four ring ceramic hob, oven, extractor, space for a fridge/freezer and dishwasher. There is also a handy utility cupboard with space and plumbing for an automatic washing machine. Off the inner hallway are stairs rising to a spacious landing, off are which three good sized bedrooms and a family bathroom.

Outside, the front garden is laid mainly to lawn and enclosed by hedging. A driveway provides parking for two to three cars. Gated access leads to the rear garden which again is laid mainly to lawn with well stocked flower and shrub borders and beds, a generous terrace, ideal for alfresco dining, plus raised vegetable and herb garden. There is an external studio with power and light connected with an adjoining tool shed and garden store. All is enclosed by fencing.

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.

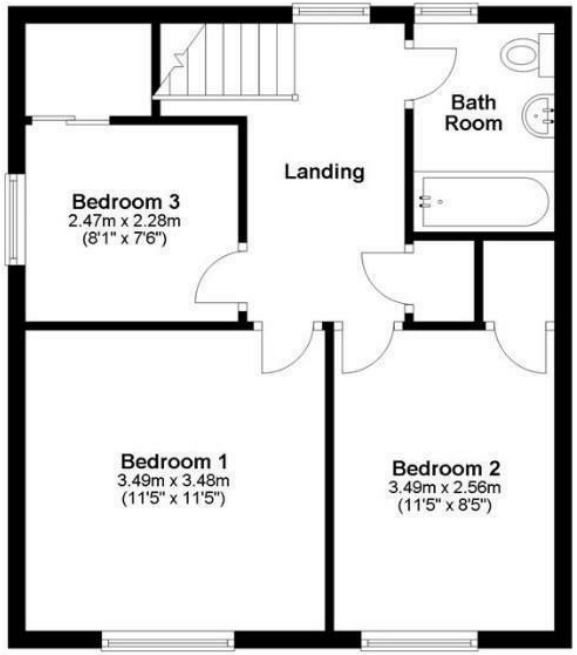
Statutory Authorities
South Cambridgeshire District Council
Council tax band - D

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

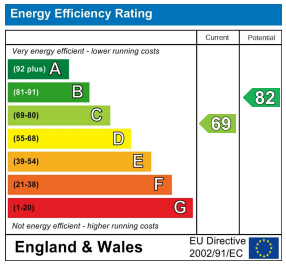
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Ground Floor

First Floor



Approx. gross internal floor area 130 sqm (1400 sqft)



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.