



7a Bury Road, Cambridge, CB22 5BP
Guide Price £625,000 Freehold



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**AN ESTABLISHED DETACHED FAMILY HOME, WELL PRESENTED THROUGHOUT,
ENJOYING A FINE NON-ESTATE POSITION WITHIN THIS HIGHLY SOUGHT-AFTER
VILLAGE.**

- 3 bedroom detached house
- 0.06 acres
- Kitchen/breakfast room plus utility room
- Off road parking and garage
- Council tax band-E
- 1025 sqft/95 sqm
- 2 reception rooms, 1 bathroom
- Gas fired central heating to radiators
- EPC-C/70
- Chain free

The property occupies a prominent no-estate position, close to the heart of this thriving and highly sought-after village. The primary school, village amenities and main line railway station are all just a short walk away. The house offers spacious and well-planned accommodation together with a low maintenance front and rear garden, ample parking and garage.

The accommodation comprises an entrance hall with stairs to first floor accommodation, storage cupboard under plus a cloakroom/WC just off. There are two reception rooms including a bay fronted dining room and a sitting room with decorative fireplace and French doors to the garden. The kitchen/breakfast room is fitted with base level and wall mounted storage cupboards, ample fitted working surfaces and breakfast bar, one and a half sink unit with mixer tap and drainer, four ring gas hob, oven and extractor. The utility room is fitted with storage cupboards, fitted working surfaces, single sink unit plus space for a washing machine, tumble dryer and fridge/freezer and a door to the garden.

Upstairs, off the landing, there are three good sized bedrooms and a family bathroom.

Outside, the property is set back from the road and enclosed by walling with a low maintenance block paved front garden which provides ample parking for several vehicles and leads to a large one car garage with up and over door, power and light connected and a wall mounted central heating boiler. Gated access leads to the rear garden which has been designed with ease of maintenance in mind and laid mainly to pavior with shingled borders, flower and shrub beds, a timber shed and all is enclosed by fencing.

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.

The village is easily accessible 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 - E

Fixtures and Fittings

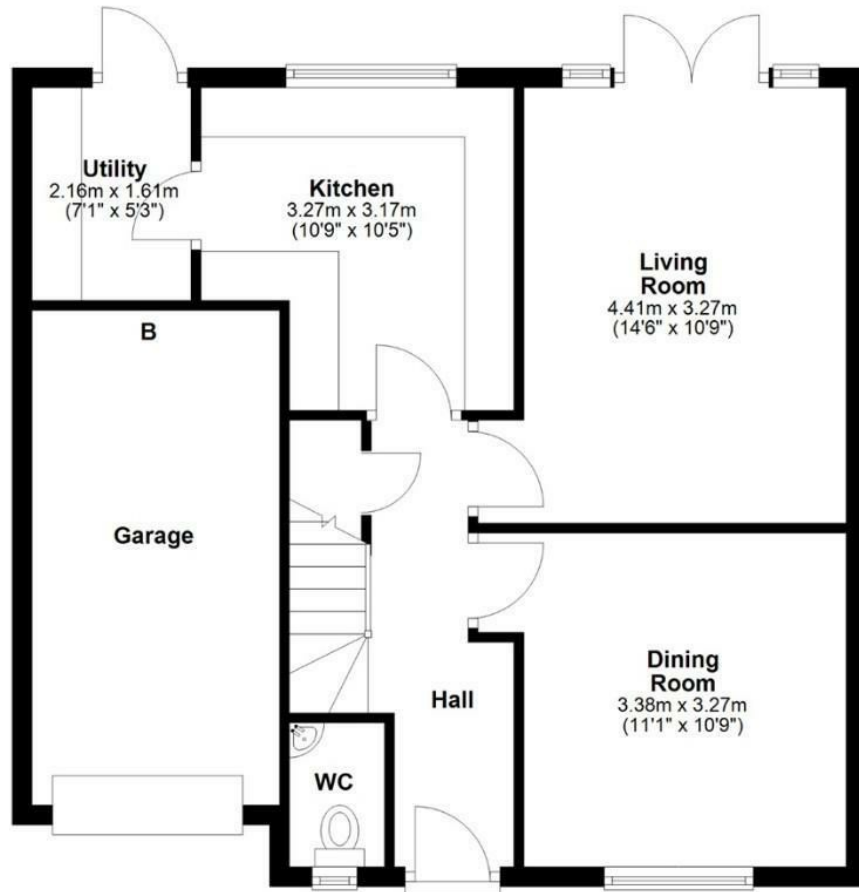
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

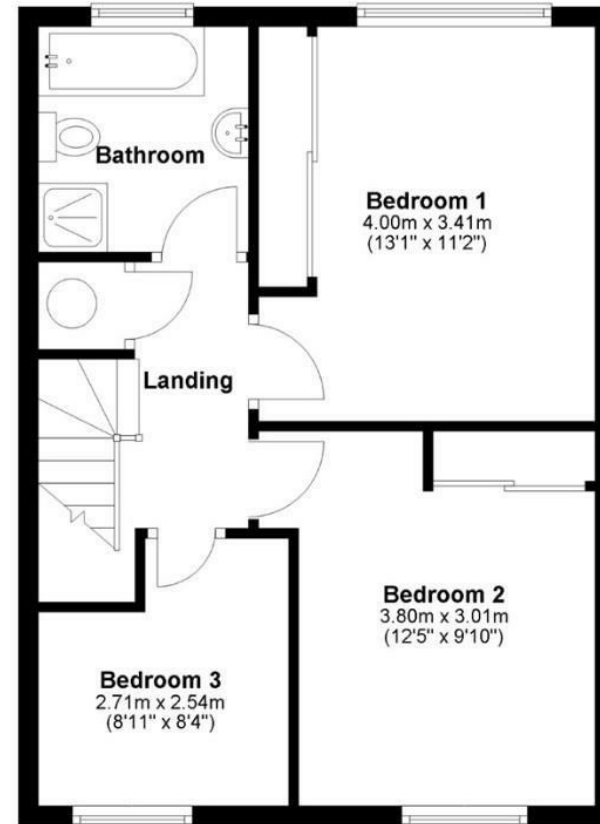
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 95 sqm (1025 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		

