



14 Beech Close, Little Shelford, Cambridge, CB22 5EP  
Offers Over £600,000 Freehold



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**AN EXTENDED INDIVIDUAL DETACHED SINGLE STOREY RESIDENCE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION SET WITHIN PRIVATE GARDENS AND GROUNDS WITH AMPLE PARKING , DOUBLE GARAGE AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- Detached bungalow
- 3 bedrooms, 1 bathroom, 1 reception rooms
- 900 Sqft/84 Sqm
- 0.18 acres
- Gas fired central heating to radiators
- Double garage and ample parking
- EPC-D/67
- Council tax band - D
- Chain free

The property occupies a tranquil tucked-away cul-de-sac position and just a short walk from the village centre and local primary school. The gardens and grounds extend to 0.18 acres with gardens on three sides plus ample parking on a block paved driveway leading to a double garage. The accommodation comprises a welcoming reception hall with three double bedrooms, two of which has fitted wardrobe cupboards and a family bathroom. There are two reception rooms including a sitting room and a dining room, both overlook the garden to the rear. There is a well equipped kitchen fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with mixer tap and drainer, four ring gas hob, double oven, extractor and space for a fridge/freezer.

Outside the front garden is laid mainly to lawn, bordered by mature trees and bushes. A generous block paved driveway provides parking for four-to five cars and leads to the garage with electric up and down door, power and light connected, space and plumbing for a washing machine, tumble dryer plus a wall mounted gas fired central heating boiler and a roof space access. The loft is part boarded. The side and rear garden are mainly laid to lawn with flower and shrub borders, mature trees and bushes, timber shed and all enjoys excellent levels of privacy.

**Location**

Little Shelford is a delightful picturesque village situated about 5 miles to the south of Cambridge. The village has a range of facilities including, pub/restaurant, village hall and church. The adjoining village of Great Shelford (1 mile) provides a full range of local facilities including health centre, post office, bank, butcher, baker and delicatessen, two supermarkets. Great Shelford station provides a regular service to Cambridge (10 minutes) and connects to Liverpool Street line to London (from 78 minutes). There is easy access to the City of Cambridge with to the southern side Addenbrooke's Hospital, new Biomedical Campus and many of the University Departments. Cambridge railway station and the M11 motorway are easily accessible. There is schooling in Great Shelford and in Sawston.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, and water. Mains drainage is a septic tank.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - D

**Fixtures and Fittings**

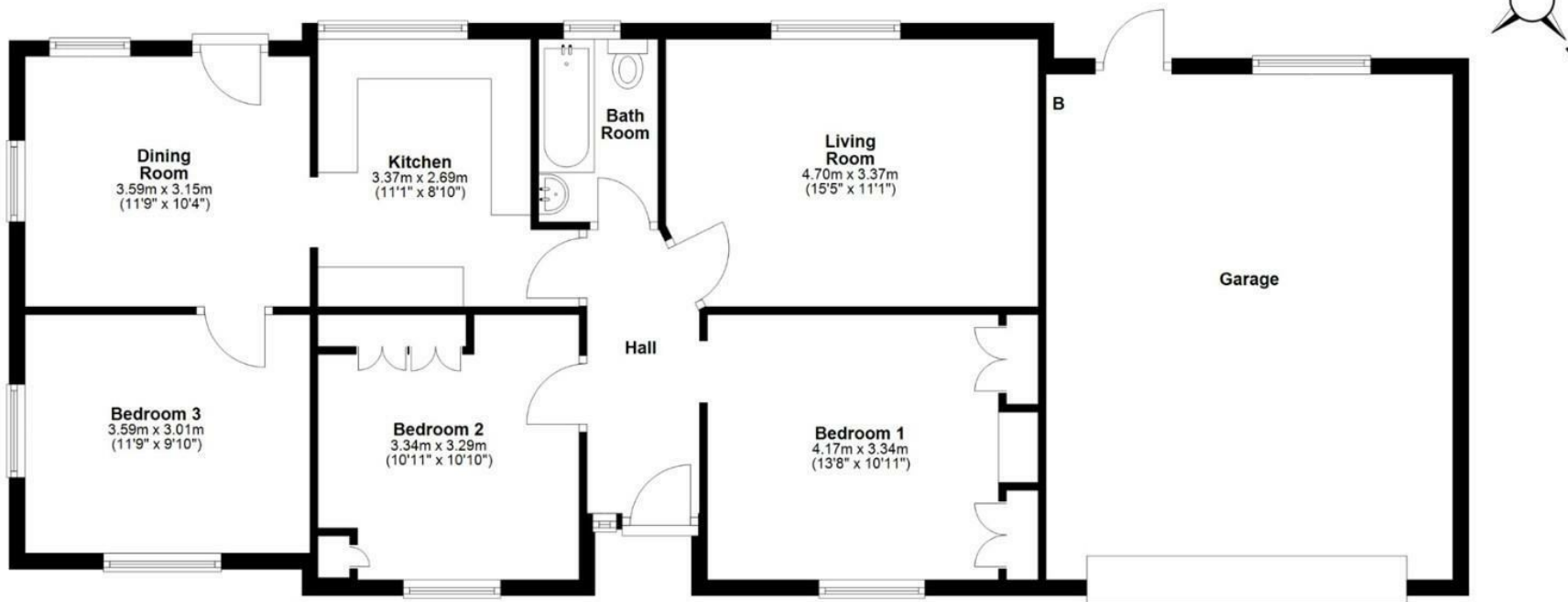
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



# Ground Floor



Approx. gross internal floor area 84 sqm (900 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                                   | 67      | 78                      |
| (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.

