

EH

EXQUISITE
HOME



Space and Light with Potential

Standing on a generous plot of land in the village of Stapleford four miles from Cambridge is this handsome detached bungalow, built around fifty-five years ago on the site of the former tennis court which served the nearby Grove. It benefits from a double garage, off street parking for upto 6 cars, easy to maintain and private back garden and large, light filled rooms. The frontage is a mixture of lawn and hardstanding and there is a fruitful and mature apple tree. The large, L-shaped entrance hall is flooded with light streaming through the glass front door and glass panels to either side and there are two built in cupboards.

A pair of double doors lead to the enormous sitting/dining room area which has sliding doors on to a small patio in the back garden. It is the most perfect family space, large enough for furniture and a dining room table and chairs. An arch leads through to the kitchen/breakfast room and there is a hatch in the wall to facilitate food service. The kitchen itself is a good size but needs updating. At present, it has an integrated double electric oven and a gas hob with four burners, plus lovely views out over the garden. One of the many attractive features of this house is its versatility. There are five double bedrooms, all accessible, as well as a smart and modern three piece shower room and a four piece family bathroom with bath, shower over and bidet, which is in need of a refresh. The loft, which is fully insulated and partly boarded out, is vast, and if desired, and with the correct planning permission in place, this could be converted to make a first floor. It would be the perfect location for an en suite principal bedroom and second bedroom, while the ground floor could be reconfigured as desired.



In addition, there is a large integrated garage. Some years ago, planning permission was granted to convert it into another reception room and to build a separate standalone garage on the drive. It may be possible to gain a new permission to do this, thus adding further space to the bungalow.

Pretty Secluded Back Garden

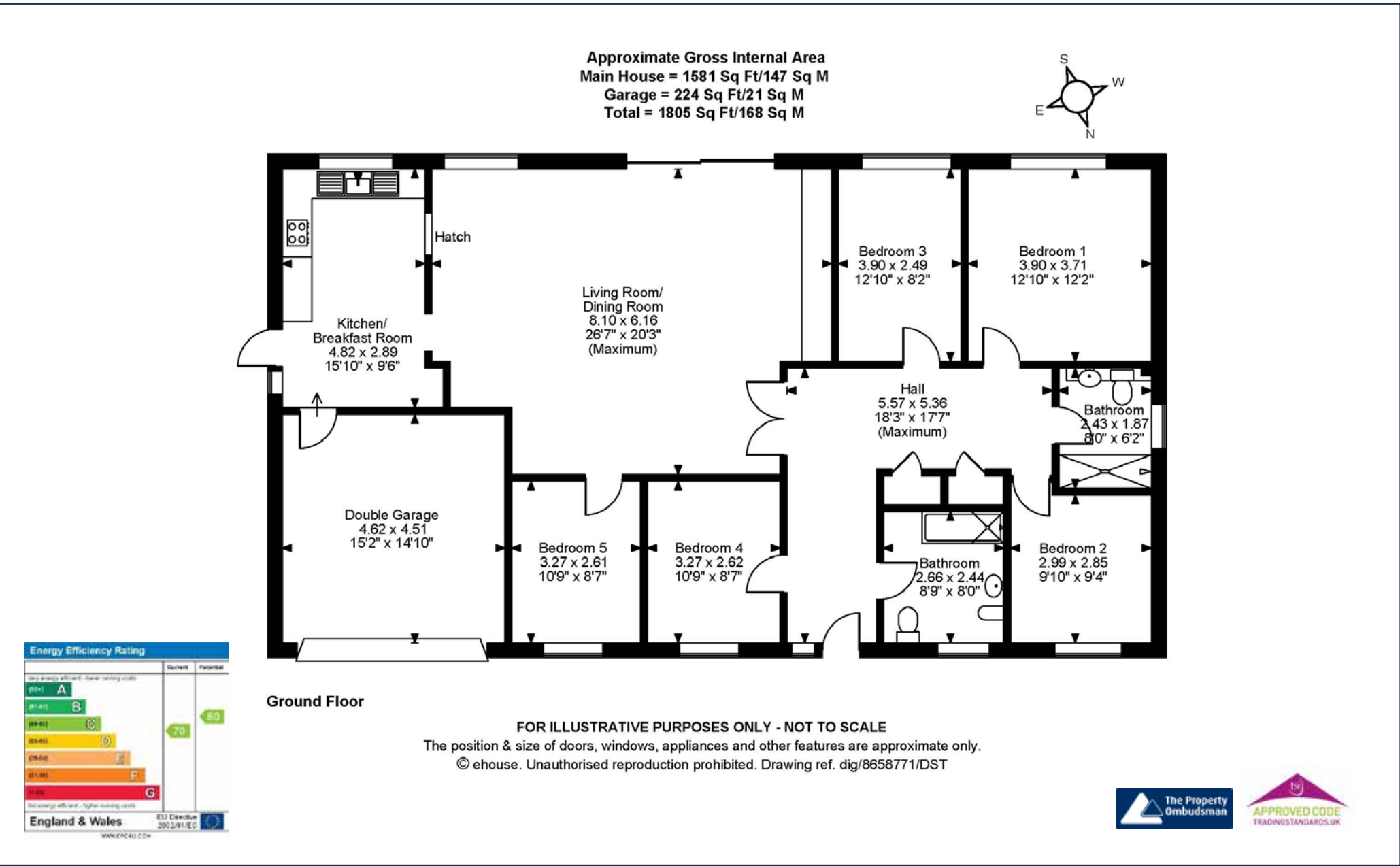
A pair of double doors from the living/dining room leads out on to a small patio, the ideal place for al fresco dining or a family barbecue. The rest of the south facing garden is laid to lawn, with attractive planting of mature perennials, bushes and shrubs and there is a small and useful shed. There is more than enough room to add flowerbeds, raised beds or even a fruit growing area, but it is easy to maintain. Access from the front is gained via a gate to the left of the property.



Many Amenities

Stapleford itself is well served, with two pubs, a primary school, two hairdressers, the Grade II listed parish church of St Andrews, allotments, a cricket team and youth football club. Cambridge is only a short drive away for a greater range of shopping and leisure activities. The village is perfect for families and also ideal for those who have to commute to work. The M11 is close by and trains from Shelford and Whittlesford stations, two miles and three miles away respectively. Stansted is twenty three miles to the south. In addition to the primary school in the village, there are further schools in Great Shelford, Hauxton and Cambridge itself and a choice of secondary schools in nearby Sawston and Cambridge.

In a peaceful village location with excellent transport links, this versatile home offers huge potential for improvement and extension. With one reception room, two bathrooms and five bedrooms, it is a project in the making.



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