



Docwras Close, Shepreth SG8 6QQ

welcome to

Docwras Close, Shepreth

Situated within walking distance of the centre of this attractive village and mainline railway station, a well-proportioned five bedroom detached family home standing on a good sized corner plot with ample car parking/hard standing to the front. No onward chain- Viewing is highly recommended.



Solid Front Door

To entrance hall. Radiator. Storage cupboard housing oil fired central heating boiler. Large under stairs cupboard. Door for access to garage.

Cloakroom/ Wc

Recently re-fitted with low flush w/c with concealed unit, wash hand basin with vanity unit below and towel rail.

Kitchen

12' 4" x 10' 8" (3.76m x 3.25m)
Inset sink unit with cupboard under, excellent range of base and wall cupboards with adequate working surfaces, fitted dishwasher, space for fridge/freezer, part tiled walls, attractive floor covering, space for electric cooker and window to front.

Lounge

21' 2" x 11' 8" (6.45m x 3.56m)
Recently decorated lounge with double glazed sliding patio doors to rear garden, feature multi fuelled burner with attractive wood surround, TV point window, radiator and recess lighting.

Dining Room/ Study

10' 5" x 8' 3" (3.17m x 2.51m)
Recently redecorated dining room/study with radiator.

Staircase To First Floor

Fitted storage cupboards. Airing cupboard. Radiator. Access to boarded loft space by integral loft ladder.

Bedroom One

14' 1" x 9' 1" (4.29m x 2.77m)
Radiator. Recess lighting. Views to front. Window to front.

Dressing Room

9' 1" x 8' 2" (2.77m x 2.49m)
Fitted wardrobes. Access to loft space. Recess lighting.

En-Suite

Large walk in shower cubicle. Wash hand basin. Low flush w/c with concealed system. Recess lighting. Heated towel rail. Fully tiled walls.

Bedroom Two

12' 5" x 10' 7" (3.78m x 3.23m)
Radiator. Views to front. Window to front.

Bedroom Three

11' 4" x 9' 7" (3.45m x 2.92m)
Radiator. Window to rear with views over Docwras Manor.

Bedroom Four

10' 7" x 9' 10" (3.23m x 3.00m)
Built-in wardrobe, radiator. Views to front. Window to front.

Bedroom Five

10' 3" x 7' 4" (3.12m x 2.24m)
Radiator. Window to rear with views over Docwras Manor.

Bathroom

Modern suite comprising panel enclosed bath, separate fully tiled shower cubicle, wash hand basin, low flush w/c, heated towel rail and fully tiled walls.

Outside

The property has car parking for up to 3 cars to the front of the property with access to:

Integral Garage

26' 1" x 9' 2" (7.95m x 2.79m)
With electric power connected. Door to:

Utility Room

Recently fully refitted. Inset sink unit with cupboards under. Plumbing for automatic washing machine. Space for tumble dryer. Radiator. Access door to garden.

Rear Garden

Predominantly laid to lawn with flower border, mature shrubs and two patio areas, one with pergola and outside lights. Two sheds. Workshop with power and lighting. Outside tap and power point.

Agent's Note

Early internal viewing of this spacious and well-proportioned five bedroom detached family home offered with no onward chain is strongly recommended.



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Docwras Close, Shepreth

- Spacious five bedroom detached family home.
- Sought after South Cambridgeshire village.
- A few minutes' level walking distance of Shepreth Railway Station.
- Easy access to the market town of Royston and city of Cambridge.
- Quiet cul-de-sac location.

Tenure: Freehold EPC Rating: D

£675,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109232 - 0008

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