

Granhams Road | Great Shelford | Cambridge | CB22 5JX

£1,600 PCM

COOKE CURTIS & CO

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A well-presented three-bedroom home situated in the popular village of Great Shelford, offering spacious accommodation, generous gardens and a peaceful setting. The property has been freshly redecorated throughout, with new carpets fitted, and is available on an unfurnished basis.

- 82 sqm / 891 sqft
- EPC - 66 / D
- Gas central heating
- Large garden
- 3 bed, 1 bath, 1 recep
- Council tax band - D
- Resident Parking
- Available Now

Upon entering the property, you are welcomed into a central entrance hallway, providing access to the ground-floor accommodation and stairs leading to the first floor.

Positioned at the front of the property is a bright and comfortable living room, benefiting from a large window overlooking the front garden, allowing plenty of natural light to fill the space. The room also features a characterful fireplace and built-in shelving.

To the rear of the property is a spacious kitchen/dining room, offering ample room for a dining table and fitted

















with a range of white wall and base units, worktop space, a stainless-steel sink and an electric cooker. Although no white goods are included, there is plumbing available for both a washing machine and dishwasher, along with space for a freestanding fridge/freezer.

Leading from the kitchen is a rear lobby, providing access to a useful pantry with fitted shelving and a door leading outside.

Also located on the ground floor is the family bathroom, fitted with a bath and overhead shower, alongside a separate WC, both accessed from the entrance hallway.

Stairs rise to the first-floor landing, providing access to three well-proportioned bedrooms. The principal bedroom is particularly spacious, benefiting from natural light, exposed wooden floorboards, a feature fireplace and useful built-in storage. The second bedroom also offers generous accommodation, with exposed wooden floorboards and views over the surrounding greenery. The third bedroom provides a versatile space, suitable for use as a bedroom, home office or study.

Externally, the property benefits from a particularly generous garden, predominantly laid to lawn and surrounded by mature trees, hedging and established greenery, creating a pleasant outdoor setting.

There is also a detached brick-built outbuilding, divided into two separate sections, providing useful additional storage.

Parking is available within the lay-bys positioned to the front and side of the property, with further parking available across the road for visitors.











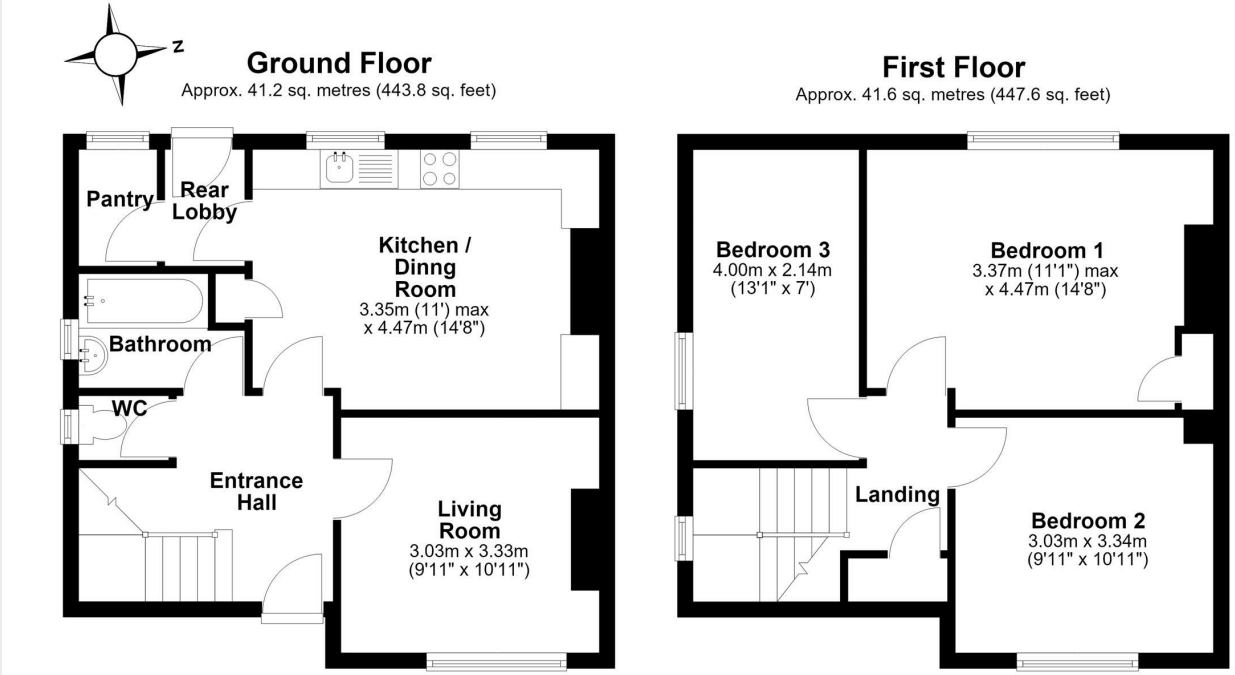
Available now.

Great Shelford is one of the most sought-after villages south of the City thanks to its easy access to town and Addenbrooke's by road, regular buses, car-free purpose built cycleways and train from its mainline railway station that also goes direct to London Liverpool Street. The historic village centre has excellent day-to-day facilities including two small supermarkets, a convenience store, a deli, hairdressers, doctors, dentist, dispensing chemist, two pubs, restaurants and more. The primary school is very well regarded and there are various community facilities and social clubs. The large recreation ground has a new pavilion, tennis club and sports pitches and annually hosts the excellent Shelford Feast festival. It is a great community for those looking for a balance of convenience and traditional village feel and offers the real possibility of living day-to-day without the need to regularly drive out of the village.





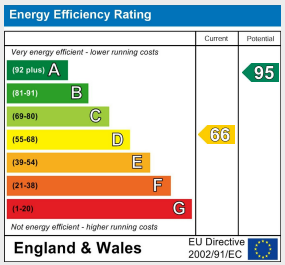




Total area: approx. 82.8 sq. metres (891.5 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Council Tax Band **D** EPC Rating **D**



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