



4 Meadow View, Great Shelford, Cambridge, CB22 5GF

Guide Price £415,000 Freehold



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A MODERN END OF TERRACE HOUSE BUILT ON 2020, ENJOYING A TRANQUIL CUL-DE-SAC POSITION WITH VIEWS OVER HORSE PADDOCKS TO THE REAR AND JUST A SHORT WALK FROM THE MAIN LINE TRAIN STATION AND THRIVING VILLAGE CENTRE.

- 2 bedroom, end of terrace house
- 1.5 bathrooms, 1 reception room
- Built in 2020
- Luxury porcelain sanitaryware
- EPC - B / 82
- 725 sqft / 67 sqm
- Gas-fired central heating to radiators
- 0.03 acre plot
- Well equipped kitchen
- Shared driveway and private parking space.

Meadow View was constructed in 2020 by a local and the highly reputable independent developer, Blues Property. The property boasts a tranquil cul-de-sac position shared with just five other properties with views over paddocks to the rear and just a short walk from the main line train station and village centre.

The accommodation comprises a spacious and welcoming reception hall with stairs to first floor accommodation, fitted storage cupboard, Karndean flooring and a cloakroom/WC just off. The kitchen area is fitted with contemporary cabinetry, Durapol work surfaces with an inset single sink unit with a mixer tap and drainer, a range of integrated appliances including a Neff induction hob, oven and extractor, complimented by a Hotpoint fridge/freezer, dishwasher and a washing machine. The kitchen area opens to a spacious living/dining room with Karndean flooring and French doors to the garden.

Upstairs there are two double bedrooms and a luxury family bathroom, fitted with porcelain sanitaryware.

Outside, a block paved driveway provides off road parking and there are additional visitor spaces. Gated access leads to the rear garden, which is laid mainly to lawn with flower and shrub borders, paved patio area and all is enclosed by fencing with views over paddocks to the rear.

Agent's Note

The shared, communal driveway is managed by company where owners are the sole directors/shareholders. There is an annual charge for the upkeep of approximately £100 per year.

Location

Great Shelford is a sought-after village just to the south-east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher. The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

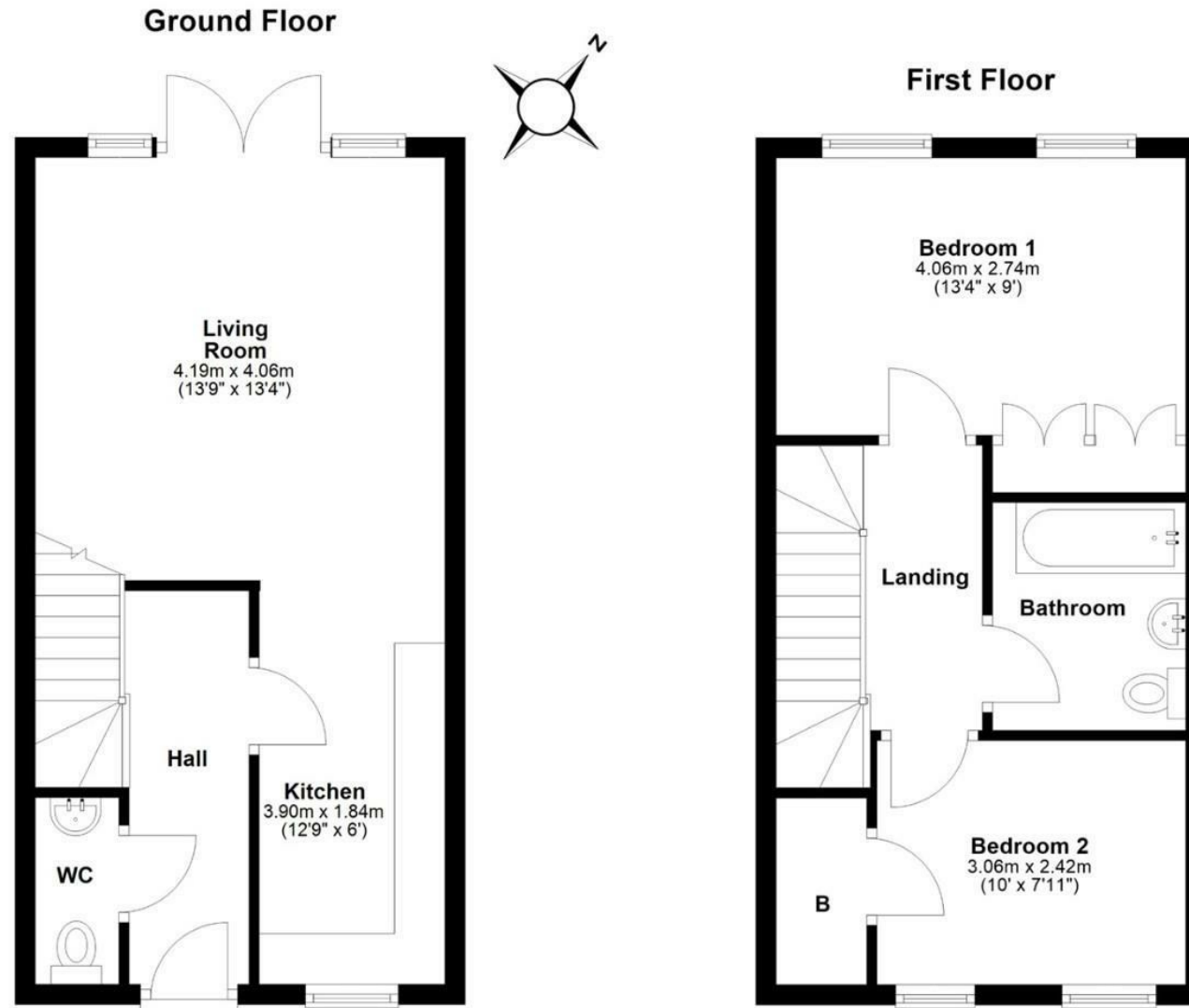
Fixtures and Fittings

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





Approx. gross internal floor area 67 sqm (725 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(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.

