



32 Granta Terrace  
Great Shelford, CB22 5DJ  
Guide price £600,000

## 32 Granta Terrace

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- 4 bed, 2.5 bath, 2 recep
- Built in 2018
- Parking
- Private garden with rear access
- 4 miles south of City Centre

An improved home of 1546 sqft / 143 sqm with a newly landscaped south-facing garden, pleasantly situated on a no-through-road, a short walk from Shelford Station & for sale with no onward chain.

This stylish townhouse offers well-proportioned accommodation & has been thoughtfully designed with modern family living in mind. The property benefits from custom-built bespoke bedroom furniture, a private garden with rear access & a Sedum roof over the living area, which blooms beautifully in the summer.

There is a delightful open-plan kitchen / dining / living room with a modern range of units & various integrated Bosch appliances. The living room benefits from southerly aspects & has double doors opening onto the garden. There is a separate utility room with further units & space for appliances. Completing the ground floor accommodation is an entrance hall with plenty of storage, stairs to the first floor & access to a cloakroom W.C.

Upstairs the rooms are arranged over 2 floors, the first housing the main bathroom, 3 double bedrooms, bed 2 with custom built-in wardrobes.

On the second floor is the principal bedroom which also has built-in wardrobes, shelving & a stylish en



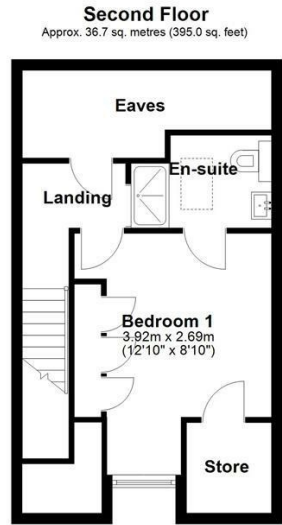


suite shower room. Finally, there is a large eaves storage area accessed via the landing.

Outside is a block paved parking area to the front of the property & an overhang provides shelter for bins & bikes. The south-facing rear garden has an Indian sandstone terrace, well-suited to alfresco dining. The remainder of the garden has a bark chipping seating area with raised railway sleeper beds. At the foot of the garden is a storage shed with gated pedestrian access.

A most popular village just south of the City, Great Shelford has an active village community centre where there is a library, dentist, village hall & recreation ground. Shops include a hairdresser, beauty salon, baker, butcher, grocer & a marvellous deli. The mainline station provides access to Cambridge & London Liverpool St.



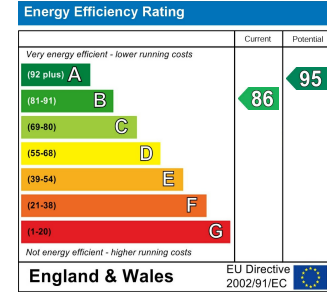


Total area: approx. 143.7 sq. metres (1546.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com