



Cambridge Road, Great Shelford, CB22 5JU

**CHEFFINS**

## Cambridge Road

Great Shelford,  
CB22 5JU

A most impressive brick and flint bay-fronted semi-detached brand-new home of significant charm and character, thoughtfully designed with a number of desirable features and finished to an exceptional standard throughout.

The property incorporates a luxurious and spacious open-plan kitchen/living area, together with high-quality fixtures and fittings, air source heating, and underfloor heating to the ground floor. Outside, there is a block-paved driveway and enclosed rear garden.

Occupying a prestigious position on the favoured southern side of Cambridge, on the outskirts of this thriving and well-served South Cambridgeshire village, the property combines attractive architectural styling with modern energy-efficient living.

Further benefits include the reassurance of a 10-year new homes guarantee.

4 2 2

Guide Price £1,100,000





## LOCATION

Great Shelford is an extremely sought-after village located approximately 3 miles south of Cambridge and is very well placed for access to Addenbrooke's Hospital, Gog Magog Hills and Babraham Road Park and Ride. The village is placed ideally for commuters looking for easy access to London, with the village's train station providing direct access to London's Liverpool Street station. The village also provides easy access to the M11 linking up to both the A14 and M25. The village also benefits from an excellent range of both independent and high street shops as well as a local library and local healthcare services.

## ENTRANCE DOOR

with double glazed window into:

## SPACIOUS RECEPTION HALLWAY

ceiling with a range of inset downlighters, mains linked heat alarms, oak staircase with return landing and glazed balustrades leading to the first floor, Amtico herringbone flooring with underfloor heating, double glazed window to the side.

## CLOAKROOM

fitted with white suite comprising double width wash hand basin with mixer tap, storage drawer below and tiling to splashbacks, wall mounted dual flush w.c., porcelain tiled floor with underfloor heating and part tiled walls, mirror fronted medicine cabinet with courtesy light, extractor fan, downlighters.

## OPEN PLAN KITCHEN/DINING/SITTING ROOM

Approached via twin doors from reception hallway, luxuriously appointed kitchen with marbled stone worktops with matching upstands and central island with breakfast bar, Siemens fitted appliances including electric fan oven, microwave combination oven, induction hob with built-in extractor, fitted and concealed dishwasher, fitted and concealed full height refrigerator and separate freezer. Schock undermount sink unit with Quooker boiling water tap, extensive range of soft close cupboards and drawers with brass handles, lit fluted glazed fronted display cabinets as well as breakfast cupboard with courtesy lighting, herringbone patterned Amtico flooring with underfloor heating, designer lighting, lighting with inset downlighters, mains wired heat alarm, provision for wall mounted television, double glazed bi-fold doors to the rear leading out to the gardens and double glazed window to the side, underfloor heating.

## UTILITY ROOM

fitted double cupboard, again fitted with Siemens appliances including automatic washing machine and tumble dryer, storage shelving and further cupboard, underfloor heating manifolds, ceiling with inset downlighters, mains wired heat alarm.

## LIVING ROOM

inset downlighters to ceiling, Amtico herringbone pattern flooring with underfloor heating and a double glazed bay window to the front, mains wired smoke alarm.

## ON THE FIRST FLOOR

### LANDING

with access to loft space, ceiling with inset downlighters, double panelled radiator, airing cupboard with pressurised hot water cylinder and timing controls.

### BEDROOM 1

ceiling with a range of inset downlighters, a pair of double wardrobes with shelving and courtesy lights, double panelled radiator, provision for wall mounted television and double glazed window to the rear.

### ENSUITE SHOWER ROOM

large walk-in shower with drencher shower head, hand held rose and Crittall style shower screen, double width wash hand basin with mixer tap and storage drawer below, wall mounted low level w.c., porcelain tiled floor with underfloor heating, tiled walls, heated towel rail/radiator, fitted mirror with light, extractor fan, ceiling with inset downlighters.

### BEDROOM 2

ceiling with inset downlighters, wardrobe cupboard with courtesy light and shelving, double glazed window to the rear.

### BEDROOM 3

ceiling with inset downlighters, double panelled radiator, provision for wall mounted television, double wardrobe with courtesy light and shelving.

### BEDROOM 4

ceiling with inset downlighters, wardrobe cupboard with courtesy light and shelving, double panelled radiator, double glazed windows to the front and rear.

## FAMILY BATHROOM

with three piece suite comprising panelled bath with drencher shower head and hand held rose, wash hand basin with mixer tap and storage drawer below, dual flush w.c., porcelain tiled floor with underfloor heating, tiled walls, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, mirror fronted medicine cabinet with light.

## OUTSIDE

Generous block paved driveway to the front with shrub beds and lawn, gated access to the side with pathway leading to rear garden enclosed by close boarded timber fencing with a generous paved patio area, lawned area and air source heat pump, lighting and electric vehicle charging point.

## MATERIAL INFORMATION

Tenure – Freehold

Council Tax Band – TBA – New Builds so rates not yet confirmed

Property Type – Please refer to the description

Property Construction – Brick and Block with Slate Roof

Number & Types of Room – Please refer to the floorplan

Square Footage – Please refer to the floorplan

Parking – Driveway

### UTILITIES/SERVICES

Electric Supply – Mains Electricity

Water Supply – Mains Water

Sewerage – Mains Drainage

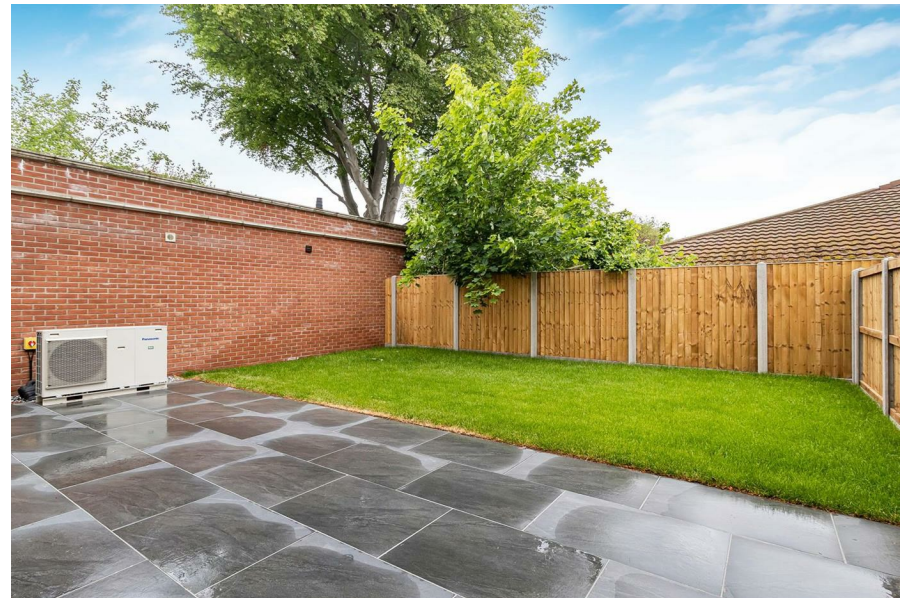
Heating – Air source heat pump

Broadband – Full fibre

Mobile Signal/Coverage – Good

Flood Risk – Very low

Rights of Way, Easements, Covenants – Please refer to land registry documents





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £1,100,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - South Cambridgeshire District

Council

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

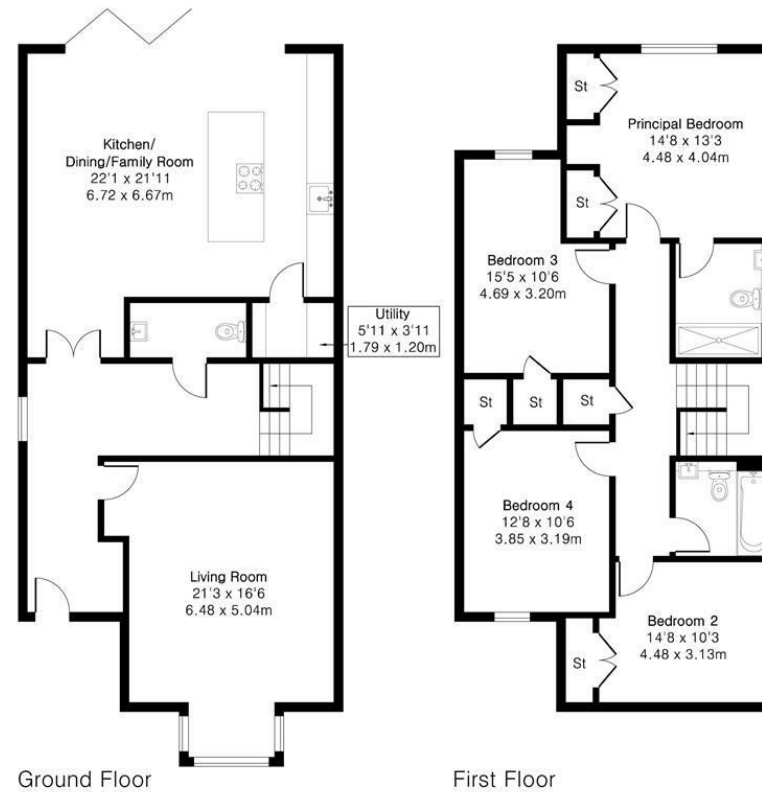
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Approximate Gross Internal Area 1933 sq ft - 179 sq m**

Ground Floor Area 1006 sq ft - 93 sq m

First Floor Area 927 sq ft - 86 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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