



32 Granta Terrace  
Great Shelford, CB22 5DJ

Guide price £600,000

4 2 1 B

# 32 Granta Terrace

## Great Shelford, CB22 5DJ

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

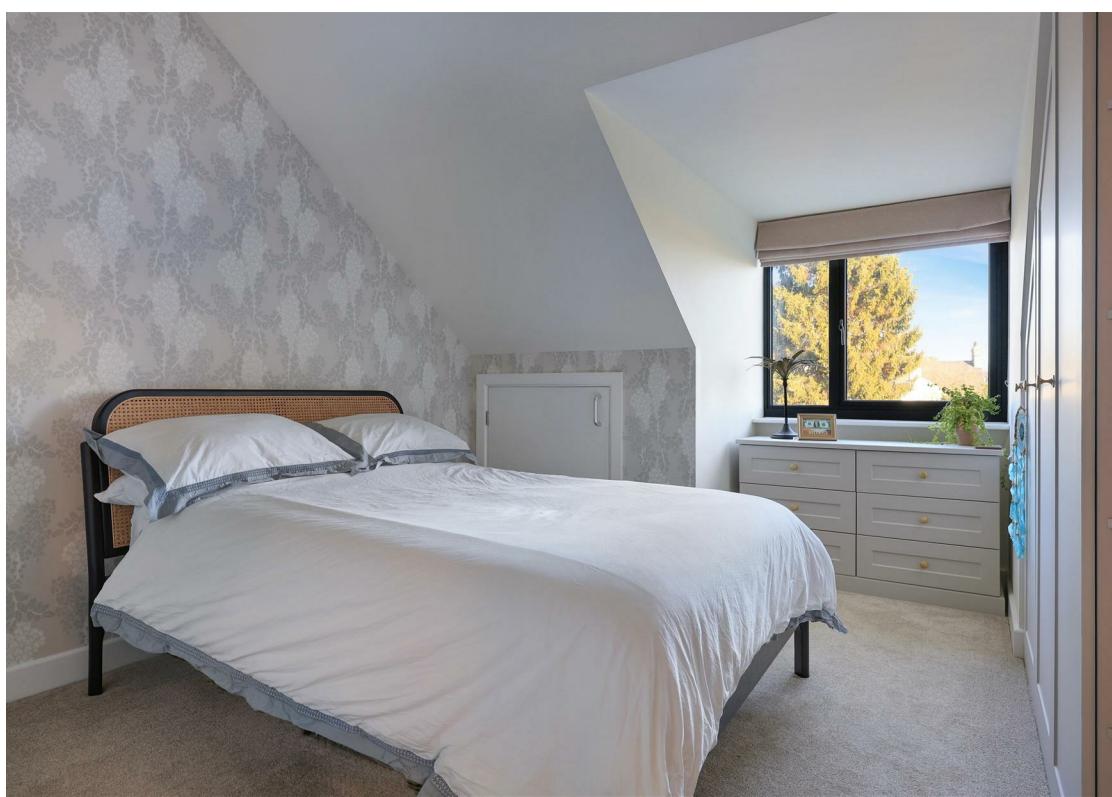
An improved home of 1546 sqft / 143 sqm with a newly landscaped south-facing garden, pleasantly situated on a no-through-road, a short walk from Shelford Station & for sale with no onward chain.

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.



## Ground Floor

Approx. 53.0 sq. metres (570.6 sq. feet)



## First Floor

Approx. 54.0 sq. metres (581.0 sq. feet)



## Second Floor

Approx. 36.7 sq. metres (395.0 sq. feet)

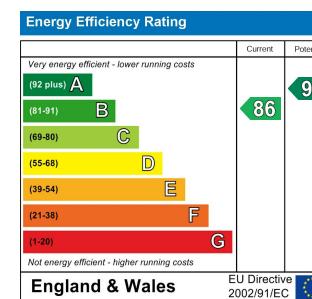


Total area: approx. 143.7 sq. metres (1546.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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