



10 Maris Green, Great Shelford, Cambridge, CB22 5EE

Guide Price £725,000 Freehold



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**A DETACHED FOUR BEDROOM HOUSE, EXTENDED, OFFERING VERSATILE AND WELL-PLANNED ACCOMMODATION SET WITHIN A CORNER PLOT WITH AMPLE PARKING, DOUBLE GARAGE AND A SHORT WALK FROM THE VILLAGE CENTRE.**

- Detached house
- 4 beds, 1.5 bath, 2 recepts
- Gas fired central heating to radiators
- EPC - D / 66
- Chain free
- 1550 Sqft / 144 Sqm
- 0.10 acres
- Off road parking and double garage
- Council tax band - F

The property boasts a fine corner plot position located within highly sought-after cul-de-sac, just a short walk from the main line train station and thriving village centre. The property has been extended to the side plus a generous conservatory has been constructed creating spacious and versatile ground floor accommodation. The property has gardens on three sides, off road parking and a double garage. The accommodation comprises a welcoming reception hall with ceramic tile flooring and a cloakroom/WC just off. There is a large open-planned sitting/dining room with feature fireplace and two sets of patio doors to the garden. There is an office/playroom just off, with fitted work station and book shelving plus a family rom with stairs rising to first floor accommodation.

The kitchen/breakfast room is attractive cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, five ring gas hob, double oven, extractor, with space for a dishwasher and fridge/freezer and a wall mounted gas fired central heating boiler. There is a door out to the conservatory extension which enjoys panoramic views over the rear garden and was in the past utilised as an art studio.

Upstairs, off the half galleried landing are four bedrooms and a family bathroom.

Outside, the front and side gardens are laid mainly to lawn with well stocked flower and shrub borders and beds, a block paved driveway provides off road parking for at least two vehicles and leads to the garage with electric roller door, power and light connected, with space for a washing machine and tumble dryer. Gated access leads to the rear garden which boasts shaped and manicured lawns bordered by well stocked flower and shrub borders and beds, a generous paved patio, ideal for alfresco dining and all is enclosed by walling and fencing enjoying good levels of privacy.

**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 - F

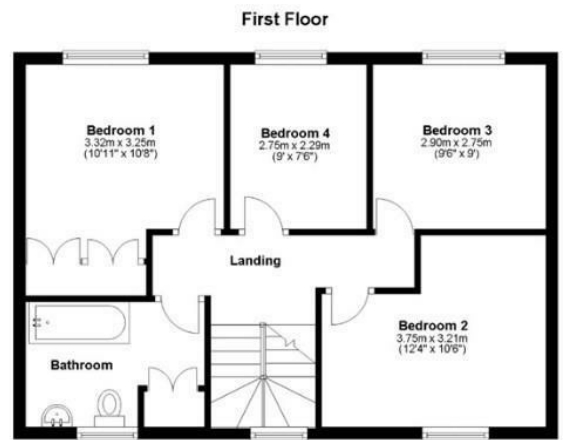
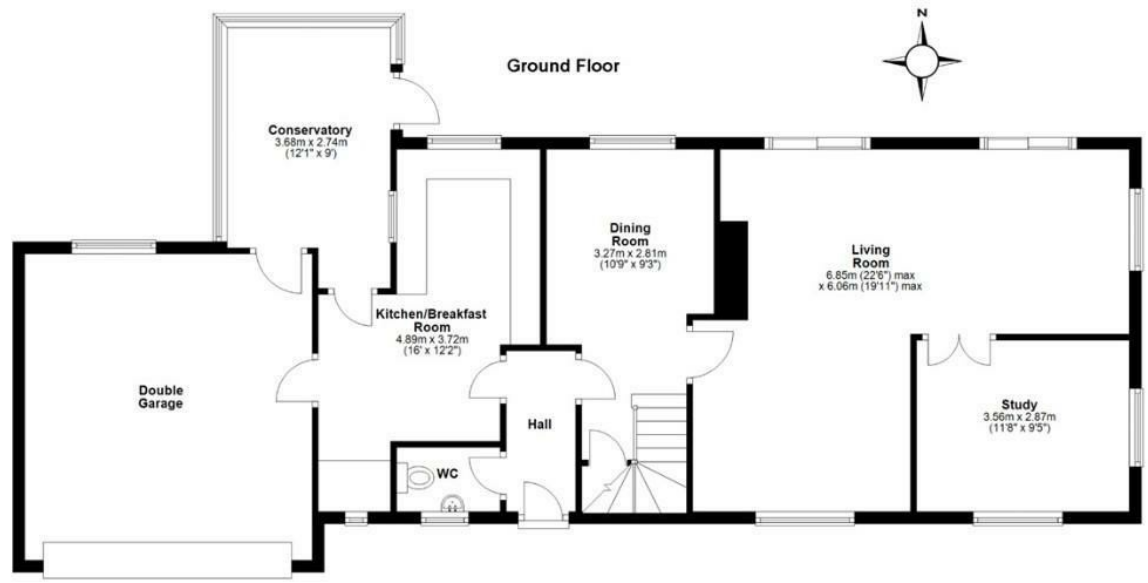
**Fixtures and Fittings**

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 144 sqm (1550 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(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.

