



Church Street, Stapleford, CB22 5DS

**CHEFFINS**



## Church Street

Stapleford,  
CB22 5DS

A unique opportunity to acquire an individual modern detached house together with a generous plot, including a driveway/off street parking area to front. The property provides well proportioned accommodation and offers great potential for sympathetic updating and enlargement, subject to planning consent.

4 2 2

**Guide Price £685,000**







## LOCATION

The property occupies a prominent non-estate position close to the heart of the highly sought after South Cambridgeshire village of Stapleford and within a short walk of excellent local amenities including a local stores and inn/restaurant. There are extensive amenities within the neighbouring village of Great Shelford which also has a main line railway station. The village is also well placed for access to major routes and is conveniently located just 4 miles to the south of the city.

## **SEALED UNIT DOUBLE GLAZED FRONT ENTRANCE DOOR**

to:

### **ENTRANCE HALL**

with matwell, double radiator, staircase leading off to first floor and a built-in storage cupboard understairs, recessed area with coat hooks.

### **CLOAKROOM**

with low level w.c., wash hand basin, part tiled walls, radiator, extractor fan.

### **PRINCIPAL RECEPTION ROOM**

A light and spacious open plan area incorporating a Dining/family room with radiator, sealed unit double glazed windows to front aspect and opening through to kitchen/breakfast room and further opening to:

### **LIVING ROOM**

with feature brick fireplace, recess with book and storage shelves, double radiator, sealed unit double glazed windows to rear aspect overlooking the delightful gardens and a pair of full height sliding double glazed patio doors leading to paved side terrace and gardens.

### **KITCHEN/BREAKFAST ROOM**

with an inset stainless steel twin drainer sink unit with mixer taps, cupboards below, extensive fitted base units comprising work surfaces with cupboards and drawers beneath, feature brick recess with built-in oven with 4 point induction hob and concealed cooker hood above, part ceramic tiled walls, sealed unit double glazed windows to front and side aspect and a full height sealed unit double glazed door leading to paved

terrace and gardens, range of wall storage cupboards, opening to:

### **INNER LOBBY**

with sealed unit double glazed door leading to paved side passage and gardens and opening to:

### **FAMILY ROOM/STUDY**

sealed unit double glazed windows to front and side aspect, radiator, natural wood style flooring, space and plumbing in one corner for washing machine, and a wall mounted gas fired boiler.

## **ON THE FIRST FLOOR**

### **LANDING**

with radiator, sealed unit double glazed windows to side aspect, built-in airing cupboard housing hot water cylinder, trap door to roof space.

### **BEDROOM 1**

with sealed unit double glazed windows to rear aspect overlooking the gardens, recess with fitted vanity unit with wash hand basin, cupboards below, door to:

### **ENSUITE SHOWER ROOM**

with tiled shower cubicle with wall mounted shower unit, low level w.c., extractor fan, natural wood style flooring.

### **BEDROOM 2**

with radiator, two fitted double wardrobes with cupboards above, vanity style unit with wash hand basin, mixer taps, tiled splashback, sealed unit double glazed window to rear aspect overlooking the gardens.

### **BEDROOM 3**

with radiator, pedestal wash hand basin, built-in wardrobes with cupboards above and sealed unit double glazed windows to side and front aspect.

### **BEDROOM 4**

with radiator, built-in wardrobe, sealed unit double glazed windows to front aspect.

### **BATHROOM**

with suite comprising bath with separate shower unit above and ceramic tiled walls around, pedestal wash hand basin, low level w.c., radiator, wall mirror with electric shaver socket/striplight above, sealed unit double glazed windows to side aspect with frosted glass.

### **OUTSIDE**

To the front of the property there is a generous brick paviour parking area with hedgerow, mature shrubs, bushes and trees around and a gated access to side and pathway leading to the rear garden. There is an outside tap, wide side path with mature shrubs and borders to either side leads to a paved terrace immediately adjacent to the property itself. Beyond the terrace there are generous enclosed gardens laid to lawn with mature conifer hedgerow on one side and a further hedgerow and range of mature shrubs. There is a shrub covered pergola central to the plot with a further paved area, and this leads to a further lawn. There is a summerhouse and large garden storage shed.



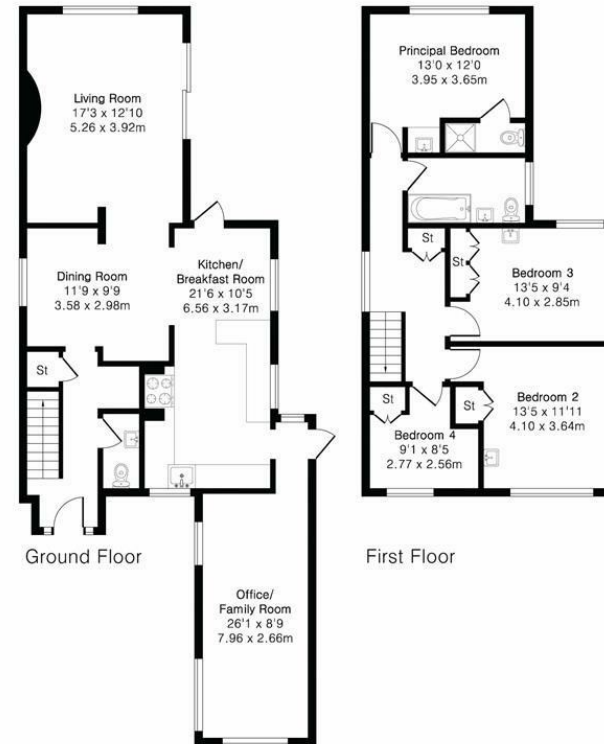




**Approximate Gross Internal Area 1533 sq ft - 142 sq m**

Ground Floor Area 873 sq ft – 81 sq m

First Floor Area 660 sq ft – 61 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 <small>EU Directive 2002/91/EC</small>		

Guide Price £685,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire District

Council



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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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.



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