34a Leeway Avenue, Great Shelford, Cambridge, CB22 5AU

Guide Price £625,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CONTEMPORARY SEMI-DETACHED ARCHITECT DESIGN FAMILY RESIDENCE, BEAUTIFULLY POINTED THROUGHOUT, SET WITHIN A QUIET CUL DE SAC AND LOCATED CLOSE TO THE CENTRE OF THIS HIGHLY SOUGHT AFTER VILLAGE. THE PROPERTY IS CHAIN FREE.

• CHAIN FREE • 1377 Sqft / 128 Sqm • 3 beds, 2 baths, 2 recepts, Semi-detached house • 0.07 acres • Constructed in 2019 • Block paved driveway for at least three cars • Gas fired central heating (underfloor heating to ground floor) • EPC - B / 84 • Council tax band - E • Quiet cul de sac position

This fine contemporary architect design residence was constructed in 2019 (one of a pair) by an accomplished and highly respected local developer. The property was designed with light and space very much in mind, finished to exacting standards throughout, is both economic to run and environmentally friendly and boasts an excellent EPC rating of B. The property boasts a tranquil cul de sac position set back from the road, set within a landscaped garden and all just a short walk from the main line train station and thriving village centre.

The accommodation comprises a generous and welcoming reception hall with stairs rising to first floor accommodation, fitted coat cupboard, engineered oak flooring and a cloakroom/WC just off which accommodates the wall mounted gas fired central heating boiler. The heart of this home is the open planned kitchen/dining/family room, a generous family space with bi-fold doors to the garden. The kitchen area is fitted with contemporary cabinetry, ample stone composite working surfaces within set one and a half sink unit, mixer tap and bevelled drainer and a matching preparation island. There are a range of integrated appliances including an induction hob, extractor hood, double oven including a combination microwave oven, fridge and dishwasher. Just off is a handy utility room with matching cabinetry, work surfaces and space for the usual white goods. The engineered oak flooring runs throughout the kitchen/dining and family area, all with heating under. In addition to this wonderful family space is a separate sitting room with a feature trio of windows to the front aspect and again, oak flooring with heating under.

Upstairs, there is a landing which incorporates a study area, three double bedrooms, including the master bedroom with vaulted ceilings and luxury en suite shower room plus a family bathroom, all with designer duravit sanitary ware. Both bathrooms also boast underfloor heating.

Outside, a generous block paved driveway accommodates at least three cars, gated access leads to the rear garden which is laid predominately to lawn, with a generous paved patio, well stocked flower and shrub borders and beds and a large timber shed. All is enclosed by fencing and enjoys 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.

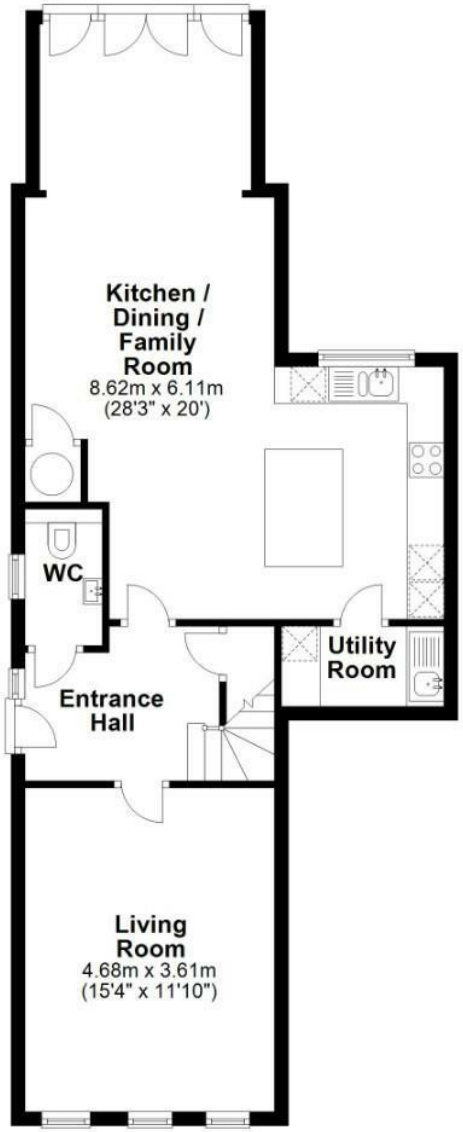
Statutory Authorities
South Cambridgeshire District Council
Council tax band - E

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

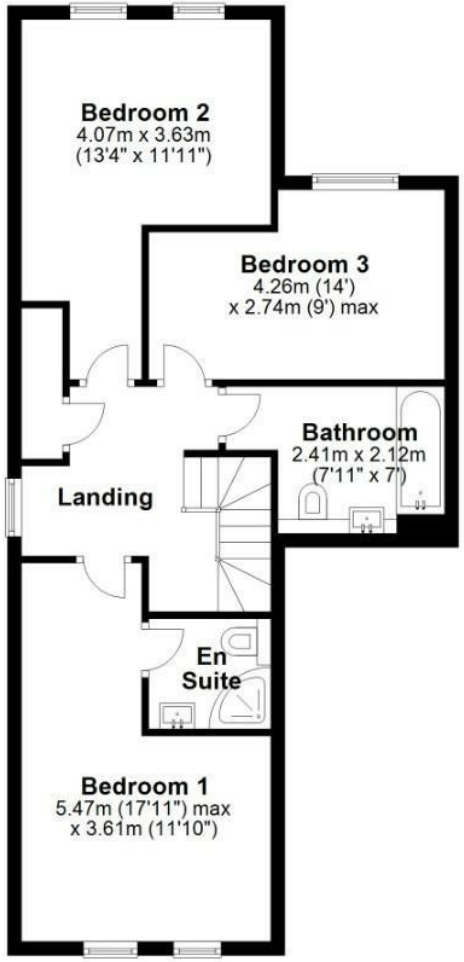
Ground Floor

Approx. 67.4 sq. metres (725.4 sq. feet)



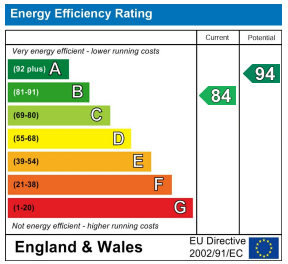
First Floor

Approx. 60.6 sq. metres (652.1 sq. feet)



Total area: approx. 128.0 sq. metres (1377.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.