



15 Buristead Road, Great Shelford Cambridge, CB22 5EJ
Guide Price £650,000 Freehold



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01223 800860

AN ESTABLISHED SEMI-DETACHED HOUSE, EXTENDED AND FULLY REFURBISHED OFFERING VERSATILE AND BEAUTIFULLY PRESENTED ACCOMMODATION AND CONVENIENTLY LOCATED WITHIN THIS THRIVING SOUTH CAMBRIDGESHIRE VILLAGE.

- 4 bedroom semi-detached house
- 1225 sqft/114 sqm
- 2 reception rooms, 2 bathrooms
- Refitted kitchen and bathrooms
- 0.08 acres
- Studio/ Annexe area
- Off road parking and enclosed garden
- EPC-D/66
- Council tax band-D
- Chain free

The property occupies a wonderful no-through road position with local primary school, church and shops all just a short walk away. The current owner has transformed the property with a programme of expansion including garage conversion and full refurbishment resulting in extremely flexible and beautifully presented accommodation. Little, if anything, of the original property remains, in fact a viewer would be forgiven for thinking on internal inspection that the property is brand new.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, fitted coat cupboard, wood effect flooring and a re-fitted cloak/WC just off. The sitting room boasts a wood burning stove and opens tot the dining room which overlooks the garden. The kitchen has been re-fitted with contemporary cabinetry, ample fitted working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring gas hob, oven, extractor plus space for a fridge/freezer, dishwasher and washing machine and all complemented by an attractive karndeian flooring. The Studio/Annexe would be perfect for visiting guests or dependent relatives, It boasts a large room which has a kitchen area, a living/ bedroom space and a luxury en-suite shower room just off. The studio can also be accessed independently if needs be. The Annexe, including the bathroom and the dining area benefit from underfloor heating.

Upstairs, off the landing are three further bedrooms and a luxury family bathroom which consists of a panel bath with mains fed shower over, low level WC, pedestal wash hand basin and a cupboard housing a new gas fired central heating boiler.

Outside, there is a low maintenance front garden and driveway providing parking for several vehicles, secured gated side access leads to the rear garden which is laid mainly to lawn with flower and shrub borders, a generous paved patio, two large timber sheds, a further decked area towards the end of the garden with wood store and a selection both specimen and fruit trees and all enjoys excellent 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 - D

Fixtures and Fittings

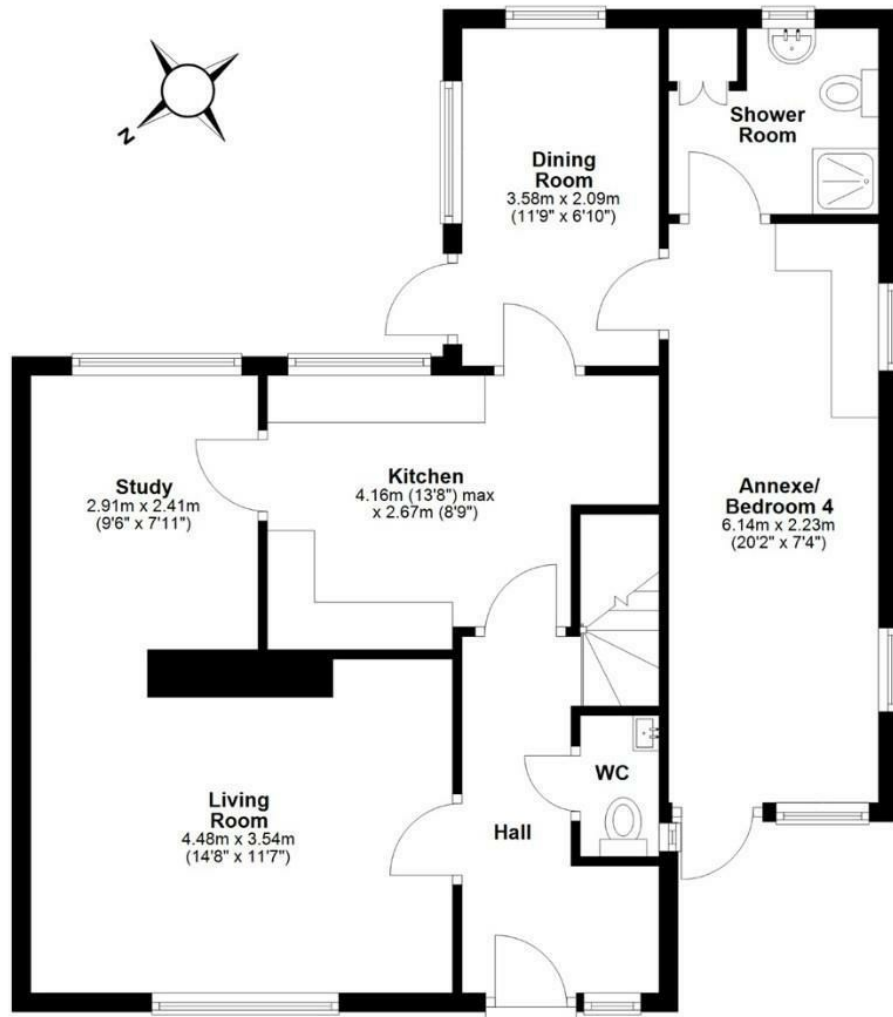
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 114 sqm (1225 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

