



105 Hinton Way, Great Shelford, Cambridge, CB22 5AJ
Guide Price £725,000 Freehold



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A MOST ATTRACTIVE BAY-FRONTED PERIOD SEMI-DETACHED HOUSE WITH SCOPE FOR SYMPATHETIC IMPROVEMENT AND EXPANSION WITH AMPLE PARKING, DOUBLE GARAGE AND SET WITHIN A GENEROUS AND MATURE PLOT MEASURING 0.24 ACRES, LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bedroom, 2 bathroom semi-detached period house
- Large kitchen/dining/family room plus utility room
- 0.24 acre plot
- Off road parking and double garage
- EPC-E / 39
- 2 reception rooms
- 1475 sqft/137 sqm
- Built in the 1904
- Gas fired central heating to radiators
- Council tax band-F

This most attractive bay-fronted Edwardian, semi-detached house with later additions, offers spacious and well-planned accommodation, retaining many original features with great scope for further enlargement and modernisation. The property enjoys a fabulous position set back and screened from the road and just a short walk from the main line train station and thriving village centre.

The accommodation comprises an entrance portico with panel and glazed front door with box light above to a welcoming reception hall with stairs rising to first floor accommodation and large recess under. The sash bay-windowed dining room boasts a feature open fireplace, fitted book shelving and original picture rail. The sitting room boasts an antique pot-bellied stove with fitted book shelving and a door to the garden. The kitchen/dining/family room enjoys a dual aspect with door to the garden and a door to the garage and is fitted with a range of base level and wall mounted storage cupboards, ample fitted working surfaces with inset single sink unit with mixer tap and drainer. there is a gas fire Rayburn Novella stove plus a separate two-ring ceramic hob and integrated fridge. Adjacent to the kitchen is a large laundry room with space for the usual white goods, a large airing cupboard housing hot water cylinder and shelving and just off is a shower room, comprising a low level WC, pedestal wash hand basin, bidet and tiled shower cubicle.

Upstairs, off the split levelled landing are three good sized bedrooms, including the impressive bay-fronted master bedroom and a family bathroom which consists of a low level WC, panel bath, pedestal wash hand basin and bidet.

Outside the property is set back and screened from the road by mature trees and hedging with a lawned front garden and a generous gravelled driveway providing parking for multiple vehicles and leading to the double garage with electric roller door, power and light connected, door to the kitchen and to the rear garden. The rear garden measures over 150ft in length and has three distinct areas, a wild flower garden, which is an abundance of colour that leads on to a lawned area with flower and shrub borders and fish pond. To the rear there is a vegetable/herb/fruit garden with greenhouse and a timber shed. There is a wide and varied selection of specimen and fruit bearing trees dotted around the back garden.

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



Ground Floor



First Floor



Approx. gross internal floor area 137 sqm (1475 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		39	
(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.

