



Haverhill Road, Stapleford, CB22 5BX

CHEFFINS

Haverhill Road

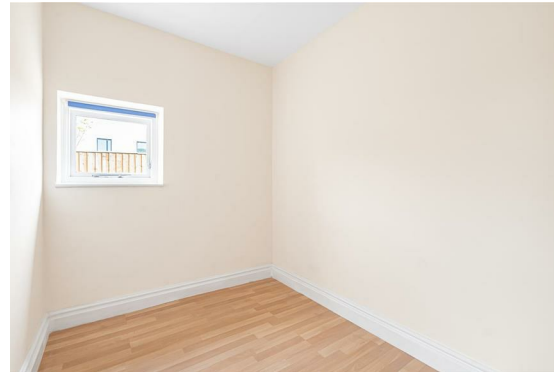
Stapleford,
CB22 5BX

A unique and rather special opportunity to acquire a link detached single storey home which is attached to the neighbouring property by the hip of the roof and by a passageway which provides access into the neighbour's garden. The property provides compact, beautifully presented and cleverly designed accommodation, together with a courtyard style parking area/driveway to front and an enclosed rear garden. The property is being offered with no onward chain.

2 1 1

Guide Price £450,000





LOCATION

The property occupies an outstanding non-estate position towards the edge of the village and enjoys panoramic views to the front over open farmland. Stapleford itself provides excellent everyday shopping amenities including a local/stores/post office and inn/restaurant together with pre-school and primary schooling. The nearby larger village of Great Shelford provides more extensive amenities and Great Shelford also has it's own main line station and the university City of Cambridge is just 4 miles distant.

SEALED UNIT DOUBLE GLAZED ENTRANCE DOOR

to:

ENTRANCE LOBBY

with large sealed unit double glazed windows to front and side aspects, opening glazed doors to:

INNER LOBBY

with built-in storage cupboard, door to:

BEDROOM 1

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

LIVING/DINING ROOM

a principal reception room with attractive natural stone fireplace with electric coal effect fire, natural wood style flooring, radiator, sealed unit double glazed windows to front aspect, opening to:

KITCHEN

with inset stainless steel sink unit with mixer taps and cupboards beneath, space and plumbing for washing machine, space for upright fridge/freezer, range of worktops with cupboards and drawers below, integrated AEG four ring induction hob with contemporary stainless steel extractor hood above, integrated oven beneath, tiled splashbacks, wall mounted storage cupboards, ceramic tiled flooring and walls, full height sealed unit double glazed

window to rear aspect and part glazed sealed unit double glazed door leading to patio and rear garden.

GLAZED DOOR FROM LIVING ROOM

to:

REAR HALL

with radiator, storage cupboard, pull down ladder to loft, and sealed unit double glazed door leading to patio area and rear garden, doors to:

LOFT

housing boiler, with Velux windows

BEDROOM 2

with radiator, natural wood style flooring, sealed unit double glazed window to side aspect.

BATHROOM

with white suite comprising bath with ceramic tiled surround and separate wall mounted shower unit with fixed head shower, vanity style unit with wash hand basin and cupboards below, low level w.c., ceramic tiled flooring and walls, electric shaver socket, wall mirror, sealed unit double glazed window with frosted glass to rear aspect, wall mounted heated towel rail.

OUTSIDE

To the front of the property there is a landscaped garden laid with pebblestones to either side of a soak away brick paved courtyard style parking area which has ample parking for two cars, with a variety

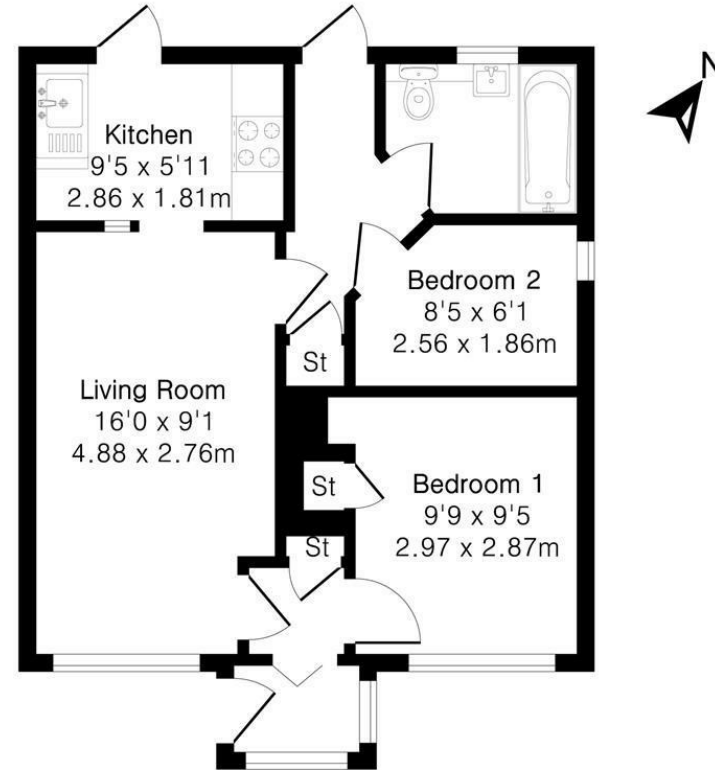
of shrubs and trees. A concreted pathway to the left-hand side of the property is shared and provides access to a gate leading to the neighbouring property's front garden, together with a further doorway to the side which belongs to the neighbouring property and provides access into their garden. There is also a ramp to the other side of the property leading to a further wide pathway and into the rear garden.

The rear garden is enclosed and principally laid to lawn with a variety of mature shrubs, bushes, hedgerow and trees. There is a paved patio area immediately adjacent to the property with outside tap, together with a further raised paved terrace and a timber garden storage shed.





Approximate Gross Internal Area 476 sq ft - 44 sq m



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England & Wales		
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

Council Tax Band - B

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.