



Westfield Road, Great Shelford, CB22 5JW

CHEFFINS

Westfield Road

Great Shelford,
CB22 5JW

- Semi-Detached Home
- Three/Four Bedrooms
- Kitchen/Breakfast Room
- Living/Dining Room
- Private Rear Garden
- Detached Garden Studio With Three Rooms
- Off-Road Parking
- No Through Road
- No Chain

A highly versatile semi-detached home offering well-presented and flexible accommodation throughout. The property features a kitchen/breakfast room alongside a spacious living/dining room, and is further enhanced by a ground floor en-suite bedroom with direct access to the rear garden. Outside, there is a substantial and multi-purpose garden studio/workshop, ideal for a variety of uses. Situated on a highly sought-after residential street, conveniently positioned between Cambridge, Trumpington and the Shelfords, the property is offered with no onward chain.

4 2 1

Guide Price £600,000





LOCATION

Westfield Road is situated within a quiet and well-established residential area on the northern edge of the highly regarded village of Great Shelford, offering an excellent balance of village living and accessibility to Cambridge, approximately four miles to the north. The village provides a strong range of day-to-day amenities including shops, cafés, public houses and a popular delicatessen, alongside well-regarded schooling and a mainline railway station with regular services into London Liverpool Street. The property is particularly well positioned for access to key employment hubs such as Addenbrooke's Hospital and the Biomedical Campus, as well as Cambridge Science Park via the city. In addition, the area is exceptionally well served by multiple cycle routes, including the well-known DNA path linking Great Shelford directly to Addenbrooke's and Cambridge, as well as National Cycle Network Route 11 and a number of largely traffic-free routes extending through the city and beyond. ? These routes provide a practical and attractive commuting option, further enhancing the area's appeal. There are also numerous recreational opportunities nearby, with countryside walks, access to the River Cam and a variety of village sports clubs and facilities. The M11 and A14 are within easy reach, offering excellent connectivity to the wider region, making this a highly convenient yet attractive place to live.

STORM PORCH

covering a panel glazed entrance door leading through into:

ENTRANCE HALL

With wood-effect flooring, coved ceiling, consumer unit, and doors leading into respective rooms, including:

CLOAKROOM

Comprising a two-piece suite with low-level WC with push flush, hand wash basin with hot and cold mixer tap and tiled splashback, tiled-effect flooring, radiator, coved ceiling and extractor fan.

FAMILY ROOM/BEDROOM FOUR

With coved ceiling, radiator, double glazed window to front aspect, archway leading through into rear reception room, and door leading into:

WET ROOM

Comprising a three-piece suite with wall-mounted shower, low-level WC with push flush, hand wash basin with separate hot and cold taps, decorative tiled surround, wall-mounted mirror with light and shaving point, double panel radiator, extractor fan, coved ceiling and double glazed privacy window to rear aspect.

REAR RECEPTION ROOM

With coved ceiling, radiator, double glazed windows to both side and rear aspects, and panel glazed door providing access out onto the patio.

INNER HALLWAY

With stairs rising to first floor accommodation, understairs storage cupboard, double panel radiator, coved ceiling, and doors leading into:

OPEN-PLAN LIVING/DINING ROOM

A bright and well-proportioned space with coved ceilings, double panel radiators, double glazed windows, and a full-height double glazed window to the front aspect overlooking the garden. Door leading through into:

KITCHEN/BREAKFAST ROOM

Fitted with a range of wall and base mounted storage cupboards and drawers with soft-close features, stone-effect work surfaces with inset stainless steel sink with hot and cold mixer tap and drainer, tiled splashbacks, space for cooker with extractor hood above, space and plumbing for dishwasher, and space for fridge freezer. A peninsula unit provides additional storage and creates a breakfast bar. Tiled-effect flooring, wall-mounted radiator, storage cupboard, double glazed window, and panel glazed door providing views and access to the rear garden.

FIRST FLOOR LANDING

With loft access, coved ceiling, radiator, airing cupboard housing hot water cylinder with fitted shelving, double glazed window overlooking the garden, and doors leading into:

FAMILY BATHROOM

Comprising a three-piece suite with panelled bath with wall-mounted shower and glazed shower screen, mixer tap, low-level WC with pull cord flush, hand wash basin with separate hot and cold taps, wall-mounted mirror with lighting, heated towel rail and radiator, and double glazed privacy window to rear aspect.

BEDROOM THREE

With radiator, sliding door to deep storage cupboard, and double glazed window to side aspect.

BEDROOM TWO

With coved ceiling, radiator, built-in wardrobe fitted with rail and shelving, and double glazed window to front aspect.

BEDROOM ONE

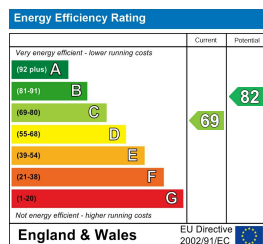
With coved ceiling, radiator, and double glazed window to front aspect.

OUTSIDE

To the rear, the property enjoys an exceptionally private garden, principally laid to lawn with a large paved patio area immediately to the rear, providing an ideal space for both relaxing and entertaining. The garden extends onto the lawn with a paved pathway leading to side access and a gate returning to the front.

The rear boundary features raised beds, whilst to the right-hand side are well-stocked borders with a variety of mature shrubs and flowering plants. To the left-hand side is a substantial and highly versatile timber outbuilding, fitted with power and lighting and subdivided into three sections.





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Tenure - Freehold

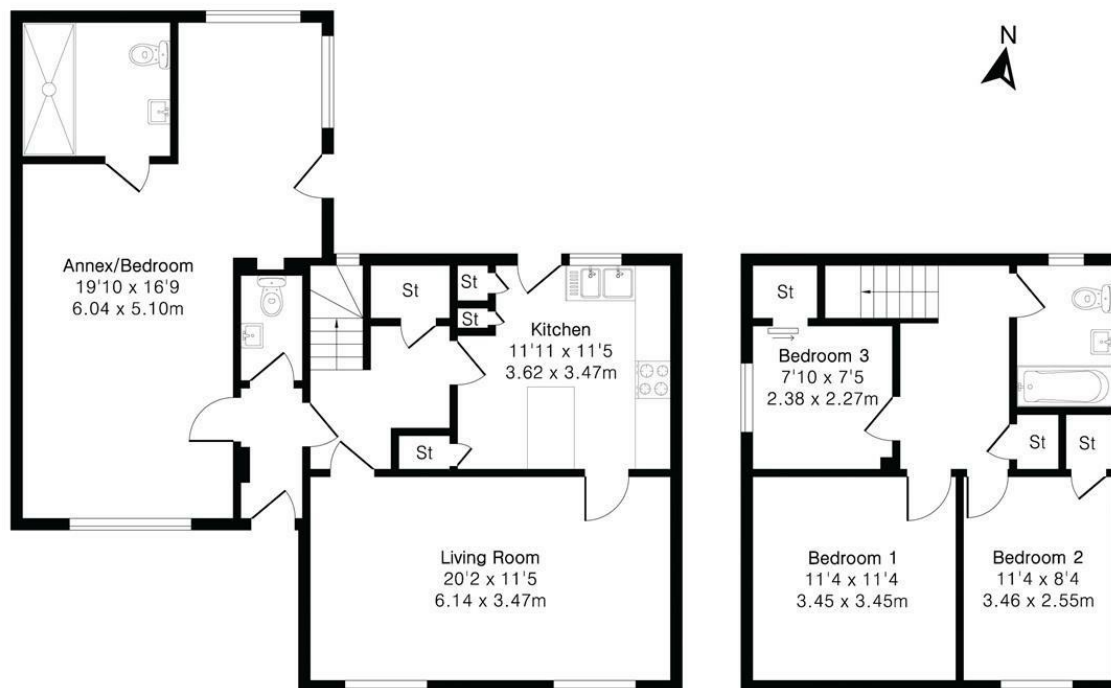
Council Tax Band - D

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1389 sq ft - 129 sq m

Ground Floor Area 922 sq ft - 86 sq m

First Floor Area 467 sq ft - 43 sq m



Ground Floor

First Floor



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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