



Macaulay Avenue, Great Shelford, CB22 5AE

CHEFFINS

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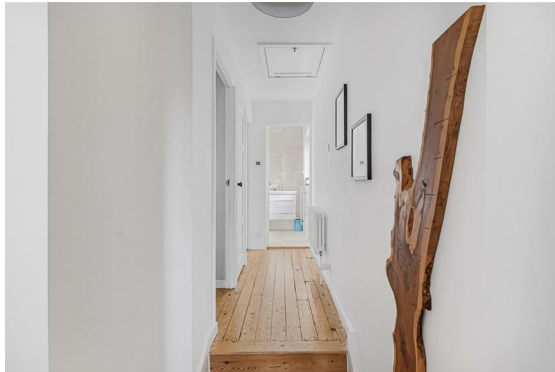
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Guide Price £550,000

- Beautifully Extended Three Bedroom Semi Detached Family Home
- Impressive Open Plan Kitchen Dining Room With Granite Work Surfaces
- Stylish Sitting Room With Engineered Oak Parquet Flooring
- Utility Entrance With Extensive Storage
- Principal Bedroom With Fitted Wardrobes And Ensuite Shower Room
- Two Further Well Proportioned Bedrooms
- Underfloor Heating To Kitchen Dining Area And Ensuite
- Remotely Operated Velux Rooflights
- Detached Studio Ideal As A Home Office, Gym Or Hobbies Room
- Quiet And Convenient Residential Setting

A beautifully presented and thoughtfully extended three bedroom semi detached family home, finished to an exceptional standard throughout and occupying a quiet residential position within Great Shelford. Offering stylish contemporary accommodation with a superb open plan kitchen dining room, luxurious principal bedroom suite, landscaped rear garden and a versatile detached studio, the property has been comprehensively improved to create an outstanding home ideally suited to modern family living.





LOCATION

Macaulay Avenue occupies a peaceful residential position within the highly sought after village of Great Shelford, one of South Cambridgeshire's most desirable locations. Renowned for its excellent range of amenities and outstanding connectivity, the village offers an exceptional balance of countryside living with convenient access to Cambridge. Great Shelford provides an excellent selection of day to day facilities including independent shops, cafés, public houses, a pharmacy, doctor's surgery, library, recreation grounds and highly regarded primary schooling, together with an active community and a variety of local clubs and societies. The village also benefits from its own railway station, providing regular services to Cambridge and London Liverpool Street, making it particularly attractive to commuters. The property is ideally positioned for access to Addenbrooke's Hospital, the Cambridge Biomedical Campus and Cambridge city centre, all of which are within easy reach by car, bicycle or public transport. Excellent road links are available via the M11, A11 and A14, while the surrounding countryside offers an abundance of scenic walks and cycle routes, further enhancing the appeal of this outstanding village location.

ENTRANCE HALL/UTILITY

Panel glazed entrance door leading through into entrance hall / utility with attractive flecked stone effect tiled flooring, radiator, and a comprehensive collection of both wall and base mounted storage cupboards beneath a stone effect work surface. Inset LED downlighters, extractor fan, panel glazed door fitted with privacy glass leading onto the rear garden, panel glazed door into the sitting room and panel door into:

CLOAKROOM

Comprising a contemporary two piece suite with low level WC featuring concealed dual flush, hand wash basin with hot and cold mixer tap, continued flecked stone effect tiled flooring, extractor fan and double glazed privacy window to the front aspect.

SITTING ROOM

A most stylish and airy entertaining space featuring engineered oak parquet style flooring, staircase rising to first floor accommodation with open understairs storage cupboard, contemporary full height radiator together with a further radiator, and double glazed windows fitted with plantation shutters to both the front and side aspects. Opening through into:

KITCHEN/DINING ROOM

An impressive open plan entertaining space with the dining area enjoying part vaulted ceilings, stone effect tiled flooring, remotely operated Velux skylights, inset LED downlighters, underfloor heating controls and double glazed double doors opening directly onto the rear garden.

The kitchen is beautifully appointed with an extensive collection of soft closing wall and base mounted storage cupboards and drawers beneath polished granite work surfaces incorporating a porcelain Butler sink with Quooker boiling water tap. Integrated AEG induction hob with glazed splashback and extractor hood above, integrated Miele oven together with combination microwave / grill, space and plumbing for dishwasher, space for an American style fridge freezer with further surrounding storage cupboards. Granite work surface continues to form a peninsula breakfast bar, double glazed sliding window overlooking the rear garden and a particularly useful walk in pantry beneath the stairs complete with fitted shelving and lighting. Inset LED downlighters throughout.

FIRST FLOOR LANDING

Split level landing with exposed timber flooring, loft access, radiator, built in storage cupboard and panel doors leading to the respective accommodation.

PRINCIPAL BEDROOM

A generously proportioned principal bedroom with engineered oak flooring, an extensive range of fitted wardrobes complete with hanging rails and shelving, radiator and double glazed windows fitted with plantation shutters overlooking the rear garden. Panel door leading through into:

ENSUITE SHOWER ROOM

Beautifully appointed and comprising a contemporary three piece suite with large walk in shower enclosure, concealed dual flush WC and hand wash basin with mixer tap set above storage drawers. Wood effect tiled flooring with underfloor heating, heated towel rail, mirrored wall cupboard, inset LED downlighters, extractor fan, vaulted ceiling and remotely operated electric Velux skylight.

BEDROOM TWO

With continued exposed timber flooring from the landing, radiator and double glazed window fitted with plantation shutters overlooking the rear aspect.

BEDROOM THREE

With exposed timber flooring, radiator and double glazed window fitted with plantation shutters overlooking the front aspect.

FAMILY BATHROOM

Beautifully fitted with a contemporary suite comprising panel enclosed bath with mixer tap and wall mounted shower attachment, hand wash basin with mixer tap set above storage drawers, heated towel rail, tiled surrounds, tiled flooring, shaving point, inset LED downlighters, extractor fan and double glazed privacy window to the side aspect.

OUTSIDE

The rear garden represents a particular feature of the property, enjoying an excellent degree of privacy whilst being principally laid to lawn with a generous paved terrace immediately adjoining the rear of the house, complete with fixing points for a suspended parasol creating an excellent outside entertaining area. The patio continues around to the utility entrance, whilst an

attractive raised timber deck with inset uplighting sits directly in front of the studio.

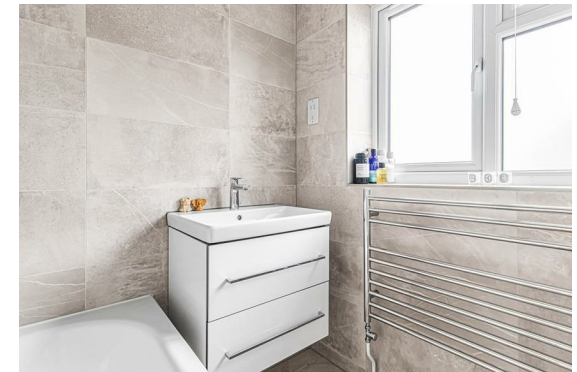
The remainder of the garden is laid to lawn with greenhouse, a selection of juvenile fruit trees currently being trained and established, well stocked borders and the whole enclosed by timber fencing.

STUDIO

A superb and highly versatile detached studio, ideal as a home office, gym or hobbies room, with wood effect flooring, inset LED downlighters, electronically operated Velux skylight and an abundance of double glazed windows to the front, side and rear aspects creating an exceptionally bright working environment.

FRONT

The property is approached via a quiet residential road with a dropped kerb leading onto a block paved driveway providing off road parking. The front garden is principally laid to lawn with attractive, well stocked flower and shrub borders.





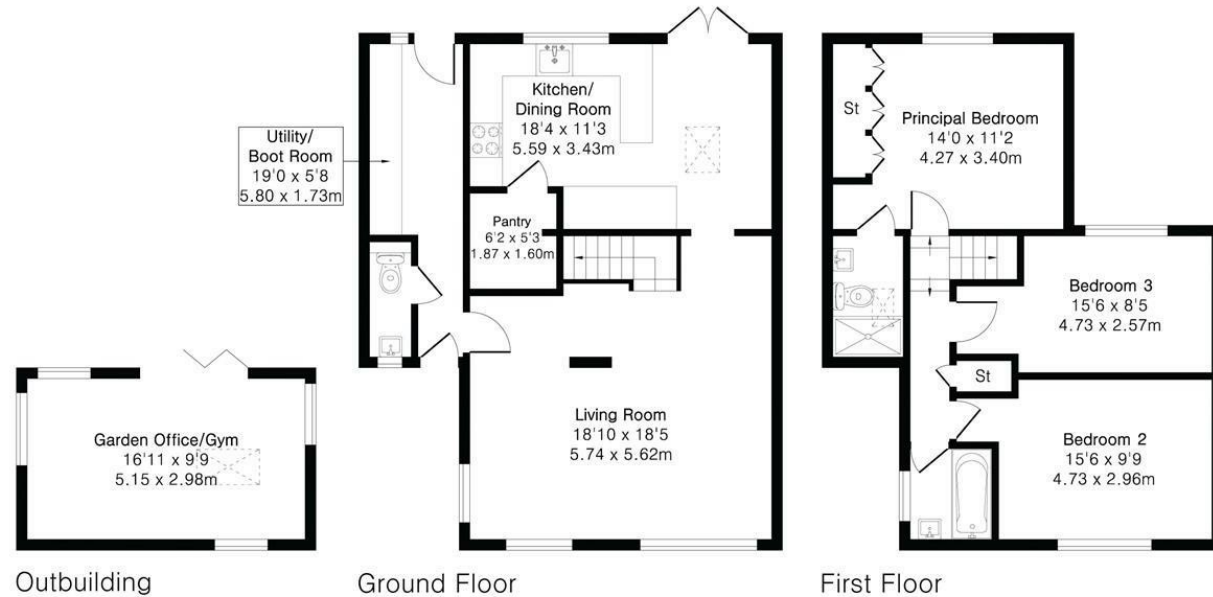


Approximate Gross Internal Area 1204 sq ft - 112 sq m (Excluding Outbuilding)

Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 536 sq ft – 50 sq m

Outbuilding Area 165 sq ft – 15 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £550,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire District

Council

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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