



Fletchers Way, Great Shelford, CB22 5FH

CHEFFINS

Fletchers Way

Great Shelford,
CB22 5FH

- Sought After Location Offering Easy Access to Nearby Amenities
- High Specification Throughout
- Versatile Living Arranged Over Three Floors
- Recently Landscaped Garden
- Driveway Parking Leading to Car Port with Electric Car Charger

A high specification semi-detached home constructed with a pitched slate roof and brick elevations situated in a most sought after residential location, offering easy access to the surrounding amenities. The well planned accommodation extends to approximately 1261 sq. ft. arranged over three floors.

4 2 1

Guide Price £650,000





LOCATION

Great Shelford is an extremely sought-after village located approximately 3 miles south of Cambridge and is very well placed for access to Addenbrooke's Hospital, Gog Magog Hills and Babraham Road Park and Ride. The village is placed ideally for commuters looking for easy access to London, with the village's train station providing direct access to London's Liverpool Street station. The village also provides easy access to the M11 linking up to both the A14 and M25. The village also benefits from an excellent range of both independent and high street shops as well as a local library, a primary school and local healthcare services.

ENTRANCE HALLWAY

Entrance door, stairs to the first floor, engineered wooden flooring.

LOUNGE

Window to the front aspect with plantation shutters, window to the side aspect with House of Hackney blind, engineered wooden flooring, under stairs storage.

INNER HALLWAY

With tiled floor, open to kitchen diner, door to guest cloakroom.

KITCHEN/DINER

With window to the rear aspect, House of Hackney blind, range of eye and base level units, worktop with inset sink and half with drainer, inset four ring gas burning hob with extractor hood over, integrated chest level double oven, integrated fridge freezer, integrated dishwasher, integrated washer dryer, tiled floor, part tiled walls, French door to the garden.

GUEST CLOAKROOM

With corner basin with chrome mixer tap over, low level wc with eco flush button, tiled floor.

FIRST FLOOR

LANDING

With window to the front aspect,

plantation shutters, storage cupboard, airing cupboard, stairs to the second floor, doors to:

BEDROOM 2

With window to the front aspect, plantation shutters.

BEDROOM 3

With window to the rear aspect, fitted wardrobes with mirrored sliding doors.

BEDROOM 4/STUDY

With window to the rear aspect, plantation shutters.

FAMILY BATHROOM

With window to the side aspect, suite comprising; low level wc with hidden cistern and eco flush button, vanity unit with inset basin with chrome mixer tap over, 'P' shaped bath with chrome mixer tap, tiled floor, part tiled walls.

SECOND FLOOR

LANDING

With storage cupboard, loft access via hatch, door to:

PRINCIPAL BEDROOM

With dormer window to the rear aspect, eaves storage cupboards, fitted wardrobes with mirrored sliding doors.

EN-SUITE SHOWER ROOM

With Velux window, suite comprising;

large shower enclosure with glass and chrome door, vanity unit with inset basin and chrome mixer tap, low level wc with hidden cistern and eco flush button, tiled floor, part tiled walls.

OUTSIDE

The fully enclosed rear garden enjoys a southerly aspect and features a lawn area, patio area, external lights, storage sheds and gated rear access to the car port and electric car charger.

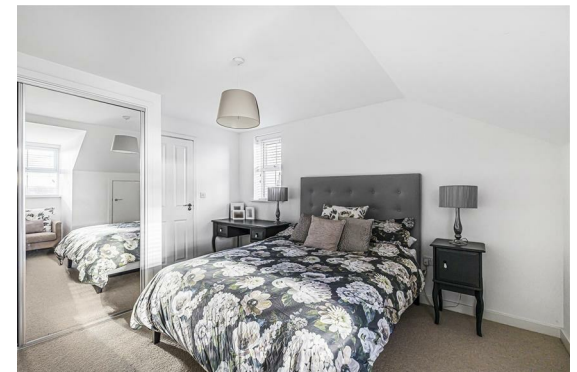
The front of the property features a lawned area with feature flowerbeds and a pathway leading to the entrance door.

ADDITIONAL INFORMATION

- Fully double glazed.
- Top broadband speed of 1000 Mbps
- UTILITIES
- Gas Central Heating.
- All mains services connected to the property.

ESTATE CHARGE

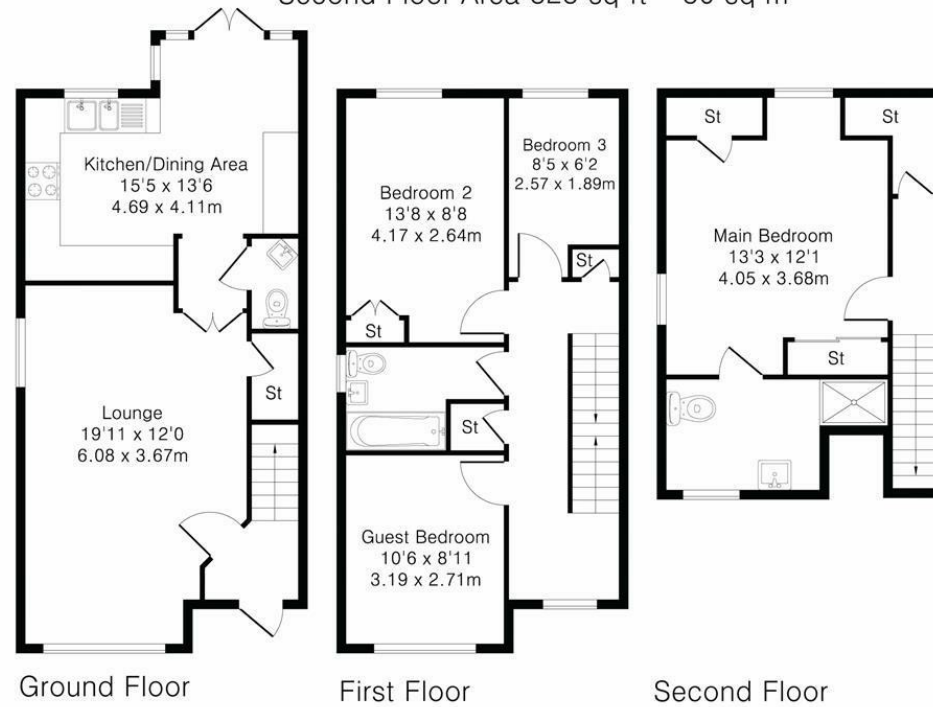
£200 per annum.







Approximate Gross Internal Area 1261 sq ft – 117 sq m
 Ground Floor Area 482 sq ft – 45 sq m
 First Floor Area 456 sq ft – 42 sq m
 Second Floor Area 323 sq ft – 30 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	94
(81-91) B	
(69-80) C	
(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 £650,000

Tenure – Freehold

Council Tax Band – E

Local Authority – South Cambridgeshire

District Council



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 as defined by RICS code of measuring practise. No guarantee is given on 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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