



71 sqm / 768 sqft

124 sqm / 0.03 acre

Semi detached cottage

2 bed, 1 recep, 1.5 bath

Off road parking

Freehold

EPC - D / 63

Council tax band - C

Woollards Lane

A pretty period cottage, set in the heart of the village with a south facing, low maintenance garden and off road parking. The property is presented in exceptional condition throughout and enjoys many lovely character features.



Guide Price
£450,000



Set behind a neat picket fence with a driveway to the side and a path leading to the rear of the house, there is a front door opening to the sitting room, and a entrance door to the rear of the cottage, into the kitchen.

The kitchen is beautifully fitted with a range of wall and floor mounted cabinets set above and below the working surfaces and there is a waste disposal unit, an integrated dishwasher and freezer, a built in oven and combination oven and microwave, a gas hob with extractor over and space for a washing machine and American style fridge/freezer. The kitchen opens to the dining space which has a beautiful brick floor and further fitted cabinets. The brick floor extends into a cosy sitting area that is set behind exposed open studwork timbers. On the ground floor there is also a modern cloakroom set beneath the staircase.

The first floor landing opens to two good bedrooms a shower room and a large walk in storeroom. The main bedroom is to the front of the house and is a good double, the second bedroom has fitted wardrobes extending along one wall, and the bathroom is fitted with a large walk in shower, a w.c and a hand basin.

Outside the rear garden is south facing and paved for ease of maintenance with a shed at the far end. There is parking to the front of the property, suitable for one small vehicle.

Great Shelford is one of the most sought-after villages south of the city thanks to its easy access to town and Addenbrooke's by road, regular buses, car-free purpose-built cycleways and train from its mainline railway station that also goes direct to London Liverpool Street.

The historic village centre has excellent day-to-day facilities including two small supermarkets, a convenience store, a deli, hairdressers, doctors, dentist, dispensing chemist, two pubs, restaurants and more. The primary school is very well regarded and there are various community facilities and social clubs. The large recreation ground has a new pavilion, tennis club and sports pitches and annually hosts the excellent Shelford Feast festival.

It is a great community for those looking for a balance of convenience and traditional village feel and offers the real possibility of living day-to-day without the need to regularly drive out of the village.

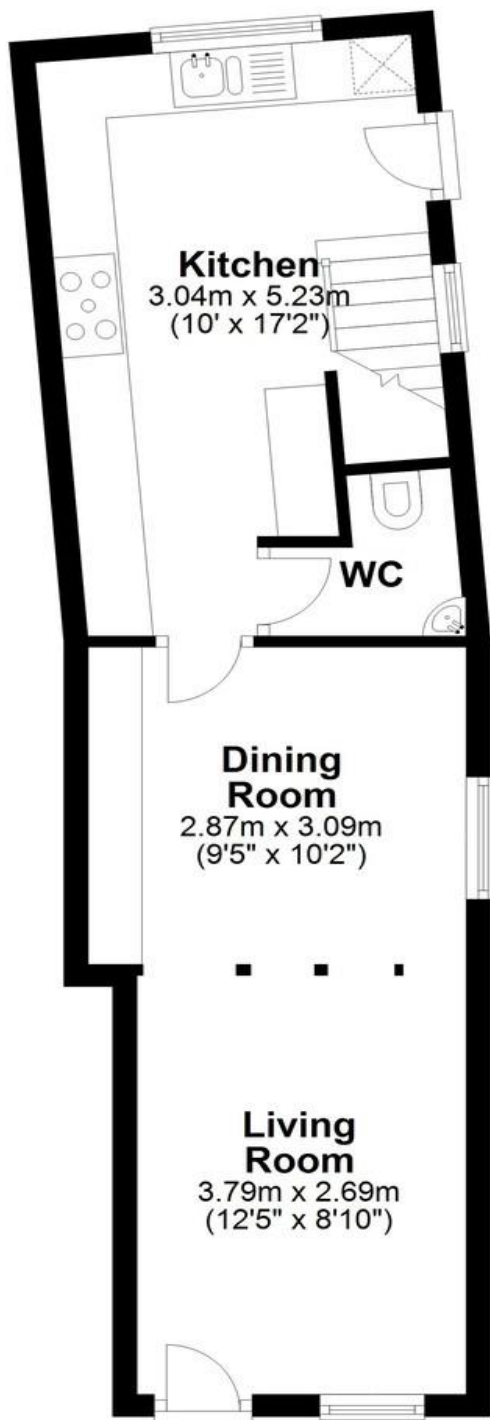


Ground Floor:
36 sqm / 388 sqft

First Floor:
35 sqm / 379 sqft

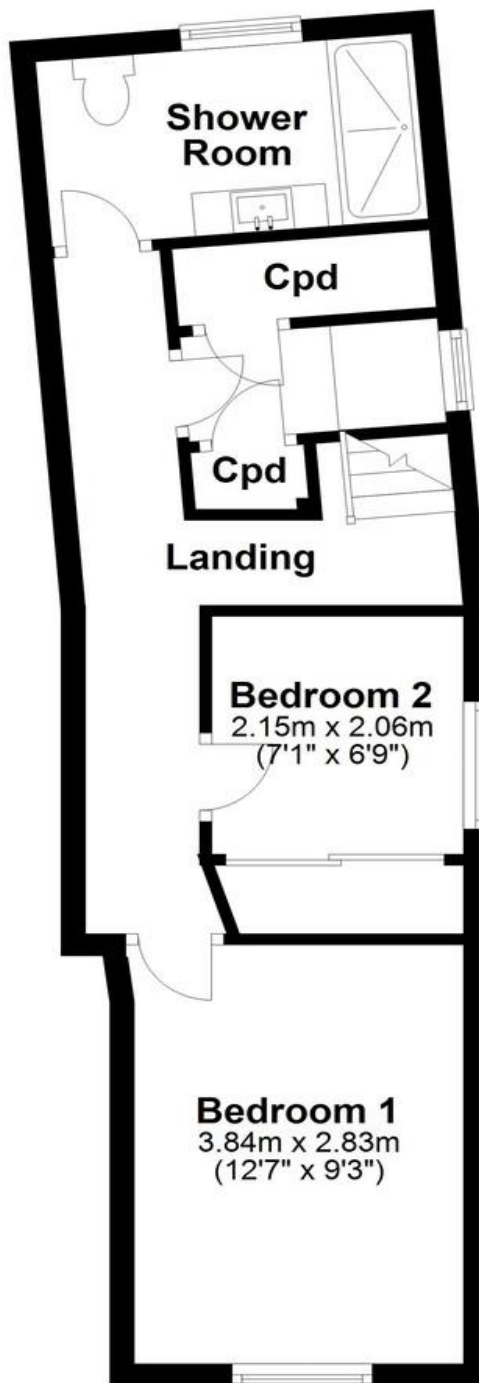
Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 71.3 sq. metres (768.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Total area:
Approx. 71 sq m
(768 sq ft)



ROBINSON CT

WOOD

42

37

26

17a

17

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