



5a, Fowlmere Road

Shepreth,
Cambridgeshire, SG8 6QG
Freehold O.I.E.O £550,000

COUNTRY PROPERTIES
PART OF HUNTERS

Country Properties are delighted to introduce to the market this beautifully situated family residence. Located within the heart of a popular and sought after village, Shepreth. Also within the catchment of good schooling, a local wildlife park, shop, as well as a train station. This property is surrounded by nature with a wrap-around garden, benefitting from lawned areas, trees providing privacy, the tranquillity of the stream and patio areas to enjoy the peace and nature around you at it's very best.

The property comprises; a spacious entrance porch, hallway, l-shaped lounge with patio doors onto the side garden area, kitchen, dining room, fourth bedroom & shower room. To the first floor are 2 double bedrooms, a 3rd single bedroom/nursery/study and family bathroom. To the exterior is a large driveway to a single integral garage and beautiful wrap-around mature gardens benefitting from two further sheds with power and lighting.

- Great access onto A10 towards Cambridge/Royston
- Great transport links via bus, rail and car
- Downstairs Shower Room
- Wrap-around Gardens
- 3/4 Bedrooms
- In need of modernisation - huge potential!
- In the heart of Shepreth village
- No onward Chain
- Family Bathroom
- Driveway & Garage
- 2/3 Reception Rooms



Ground Floor

Porch

6' 8" x 4' 0" (2.03m x 1.22m)

Spacious, light porch which is double glazed to the front and side with a side door for access and a front door leads into the hallway.

Hallway

Through the front door from the porch, there is access to the stairs ascending to first floor, a door to bedroom 4, shower room and garage, as well as access to the lounge. There is a telephone point and radiator.

Lounge

19' 1" x 15' 5" (max) (5.82m x 4.70m)

This lounge is L-shaped and provides access into the kitchen, dining room, and there are double glazed patio doors to side leading to garden. There are double glazed windows to the front aspect x 3 allowing lots of light, an open fireplace with brick surround and base, and 2 x radiators.

Kitchen

9' 11" x 7' 10" (3.02m x 2.39m)

Double glazed window to side aspect, extractor fan, range of wall mounted and base units with roll top work surface over and stainless steel sink with drainer, a tiled splash-back and tiled floors, space for stand-alone oven with extractor hood above, space and plumbing for washing machine and/or dish washer, space for tall fridge/freezer, and a cupboard housing the oil boiler.

Dining Room

12' 4" (into doorway) x 10' 11" (max) (3.76m x 3.33m)

Dual aspect room with double glazed windows to the side and rear with a double glazed door to the side garden. There are base units and drawers with roll edge work surface and ample space for an extra fridge/freezer and washing machine and tumble dryer as well as space for a good sized dining room table. Radiator.

Second Hallway

Access to bedroom 4, shower room and garage.



Shower Room

Double glazed obscured window to rear aspect, radiator, corner shower cubicle with mains shower, Low level flush WC, wash hand basin, fully tiled.

Bedroom 4

12' 4" (into restricted headroom under stairs) x 8' 3" (3.76m x 2.51m)

This is a good sized single bedroom with a double glazed window to rear aspect & radiator.

First Floor

Landing

Access to three bedrooms and family bathroom, with wall lights and loft access.

Bedroom 1

14' 8" x 8' 11" (4.47m x 2.72m)

Good sized double bedroom with a double glazed window to rear aspect and Velux to side. Three access points into eves for storage and a radiator.



Bathroom

The bathroom comprises; bath with mixer tap and shower head above, wash hand basin with pedestal, shaver point and light above, low level flush WC. Fully tiled. A built in airing cupboard housing hot water tank. Velux window to side. Radiator.

Bedroom 2

14' 7" x 8' 5" (4.45m x 2.57m)
Good sized double bedroom with a double glazed window to front aspect and Velux to side. Two access points into eaves for storage and a radiator.

External

Garage

17' 2" x 7' 9" (5.23m x 2.36m)
Up and over door to front, power and light. Rear single glazed door to garden, electric box and water meter.

Front

Gated gravelled driveway leading to single garage. Wrap around mature gardens surrounded by beautiful trees.

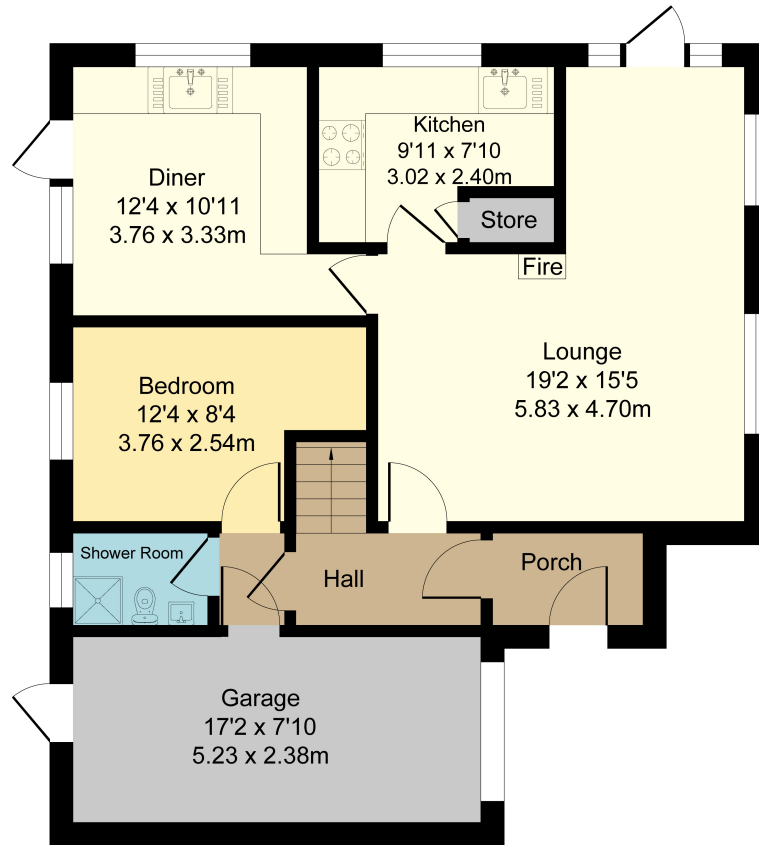
Garden

Beautiful mature gardens that wrap-around the property with two large sheds, both with power and lighting. These gardens are private and enclosed, surrounded by mature plants, shrubs and trees.

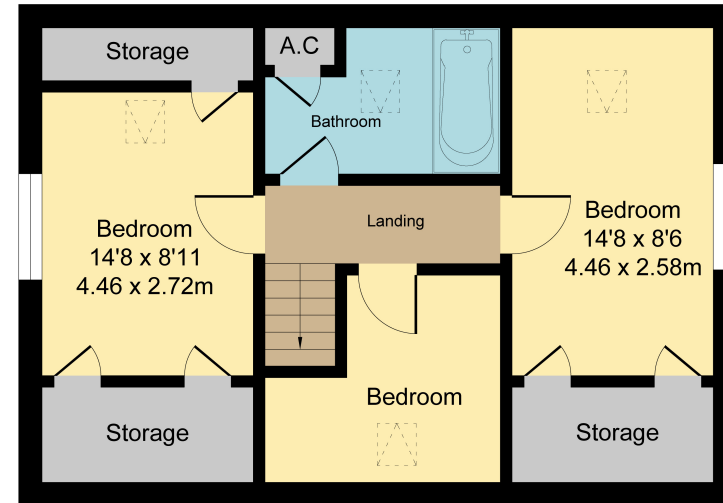




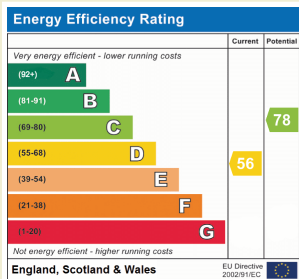
Ground Floor
Area: 73.1 m² ... 787 ft²



First Floor
Area: 50.1 m² ... 540 ft²



Total Area: 123.3 m² ... 1327 ft²
All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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