



101 sqm / 1089 sqft

364 sqm / 0.09 acre

Semi-detached house

3 bed, 2 recep, 1.5 bath

Driveway

Freehold

EPC - C / 69

Council tax band - B

MACAULAY AVENUE

Tucked away in a desirable residential area, this well-presented three-bedroom home is ideally situated close to local schools, shops, and transport links, making it a wonderful choice for families, professionals, or anyone looking for a well-connected home.



Guide Price
£450,000.00



This three-bedroom home offers approximately 1,089 sq. ft. (101 sq. m) of well-planned accommodation across two floors, providing a good balance of living space and functionality.

The ground floor includes a lounge at the front of the property with a feature fireplace, a comfortable space for everyday living. A separate family room offers flexibility for use as a study, playroom, or second sitting area. The kitchen/dining room spans the rear of the house and provides a spacious area for cooking and dining, with glazed double doors leading out to the garden and providing ample natural light. A W.C./utility room offers additional storage and laundry space.

Upstairs, there are three bedrooms and a family bathroom. The main bedroom and second bedroom are both doubles, while the third bedroom is suitable for a child's room or home office. The family bathroom serves all bedrooms.

The property benefits from a lovely-sized rear garden, which extends directly from the back of the house. The space is mainly laid to lawn, bordered by a range of established plants and shrubs that provide colour and interest throughout the year. To the rear of the garden, there is a dedicated vegetable patch, ideal for those who enjoy homegrown produce. This area also includes a seating section, perfect for outdoor dining or relaxing in the sun, and a large shed offering useful storage for tools and equipment. At the front of the home is a spacious driveway with the additional benefit of an electric vehicle charging point.

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 an excellent range of amenities 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.

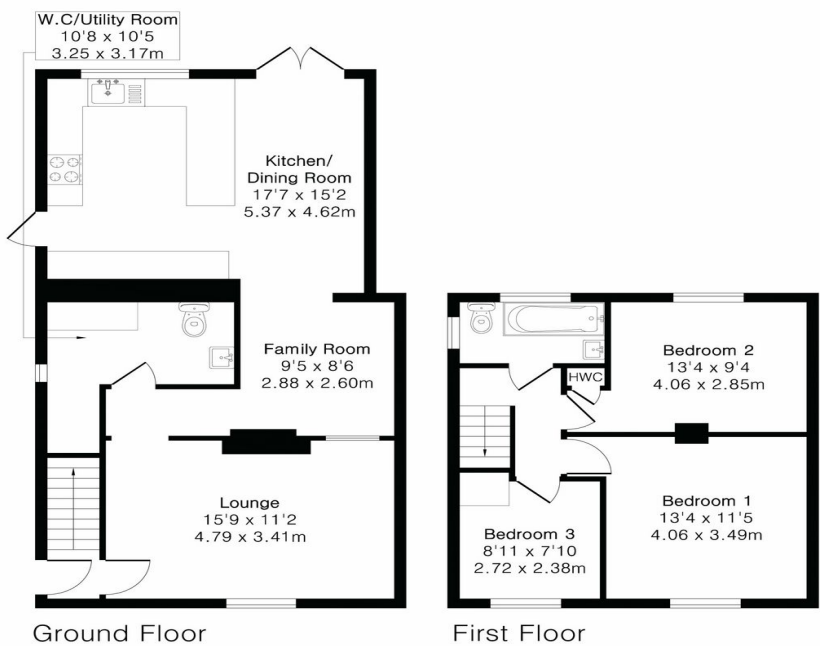
It is a great community for those looking for a balance of convenience and traditional village feel. It offers the real possibility of living day-to-day without the need to regularly drive out of the village.



Approximate Gross Internal Area 1089 sq ft - 101 sq m

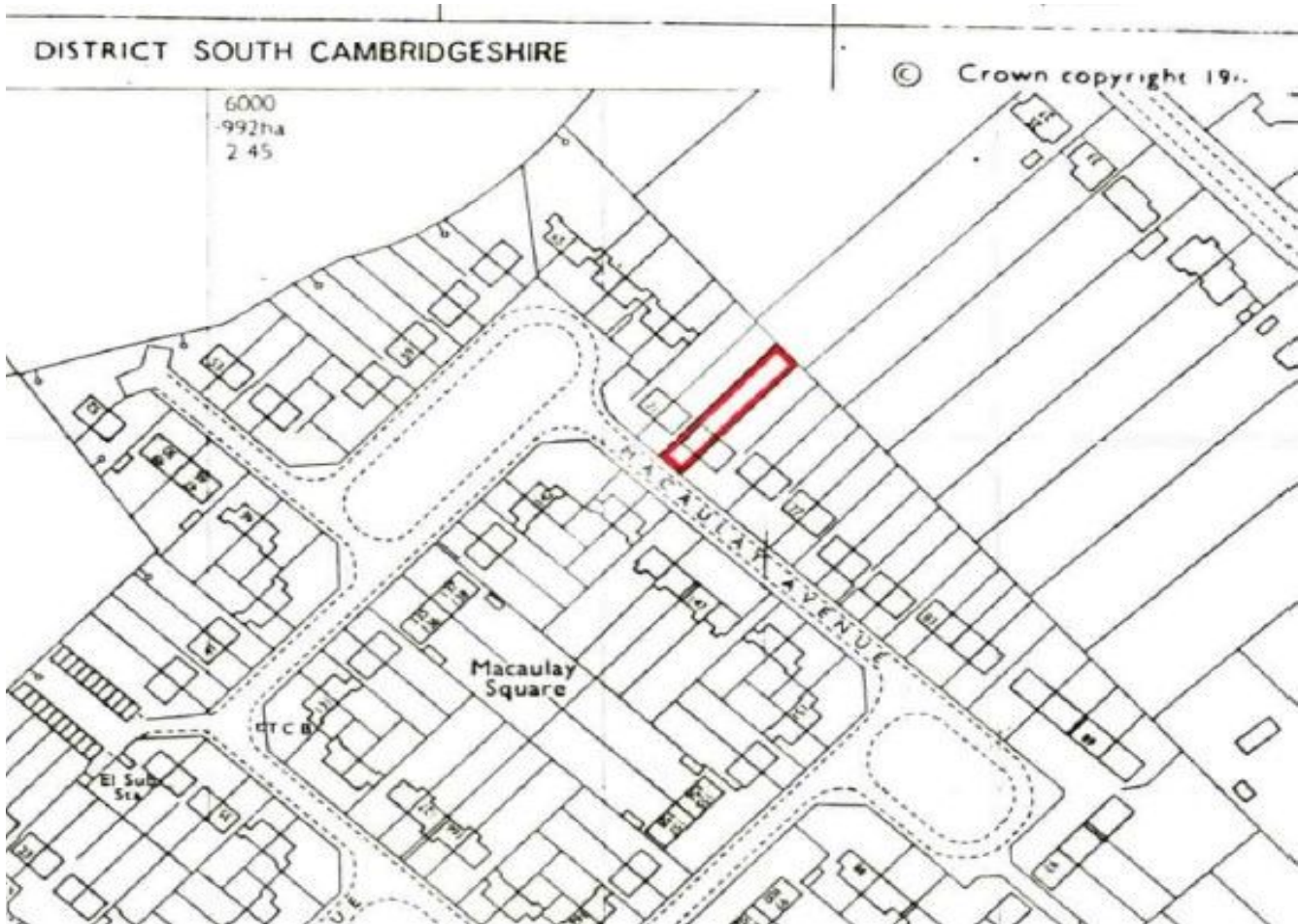
Ground Floor Area 682 sq ft – 63 sq m

First Floor Area 407 sq ft – 38 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.

COOKE TURTIS & CO



COOKE CURTIS & CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS