



EXCLUSIVE LISTING

Huntsmill, Fulbourn



Guide Price: £695,000

This is an immaculately presented 4 bedroom detached family home in the popular village of Fulbourn. The property has been modernised and finished to a high standard by the current vendors and must be viewed to appreciate.

Features

- ✓ Detached Property
- ✓ Off-Street Parking
- ✓ Immaculate Throughout
- ✓ Village Location
- ✓ Integral Garage
- ✓ No Onward Chain

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EXCLUSIVE NEW LISTING

Ground Floor

Entrance Hall: Staircase to first floor, door leading to integral garage and built in storage cupboard, radiator.

Cloakroom: with a low level WC, wash basin with tiled splash back and radiator.

Sitting Room: (5.18m X 3.05m 2.13m (17' X 10'7)) Hardwood flooring, two radiators, window to front aspect and French doors to dining room.

Dining Room: (3.84m X 3.05m (12'7 X 10'7)) Hardwood flooring, patio doors to rear garden, radiator, door leading to the:

Kitchen: (4.32m X 2.74m (14'2 X 9'3)) Newly fitted kitchen with a range of contemporary style wall and base units and complimenting worktops, sink unit with mixer tap, integrated dishwasher, induction hob and oven with extractor fan, spotlights, radiator and window to rear aspect.

Utility Room: (1.83m X 1.52m (6' X 5')) Sink unit, range of base and units, space and plumbing for washing machine with door leading to side access.

First Floor

Landing: Airing cupboard, built in storage cupboard, access to roof space, radiator.

Principle Bedroom: (4.47m X 3.05m (14'8 X 10'7)) Great sized bedroom, with built in double wardrobe, window to front aspect, radiator, door leading to:

En-Suite Shower Room: This has been completely refurbished by the current owners and has been finished to a very high standard. Comprising a corner shower cubicle, bathroom units with inbuilt sink, tiled flooring and part tiled on walls, towel rail and window to front aspect.

Bedroom 2: (3.58m X 3.05m (11'9 X 10'8)) Built in double wardrobe, radiator, and window to front aspect.

Bedroom 3: (3.84m X 2.44m (12'7 X 8'2)) radiator and window to rear aspect.

Bedroom 4: (3.23m X 2.13m (10'7 X 7'8)) radiator and window to rear aspect.

Bathroom: The bathroom has been completely updated by the current owners, comprising rounded panel bath with mixer tap and shower attachment, folding shower panel, floor to ceiling tiles, range of bathroom vanity units with built in WC and wash basin, towel rail, extractor fan and window to rear aspect.

Outside

To the front of the property there is a lawn area with a range of shrubs, driveway providing off-street parking for two vehicles, and access leading to a single garage. Side access through to the rear garden.

Single Garage: with up and over door, power and light and wall mounted gas fired boiler for central heating and hot water.

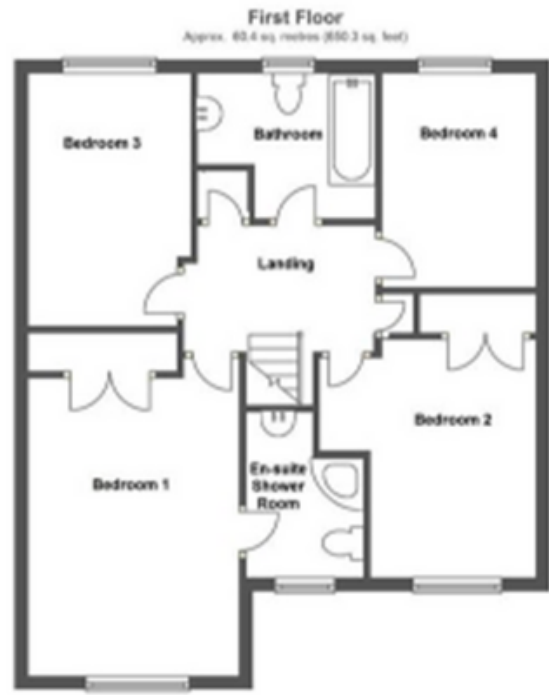
The rear of the property, comprises of a paved terrace area, pathway to side, largely laid to lawn, with a selection of shrubs and a further seating area at the back of the garden.

Fulbourn

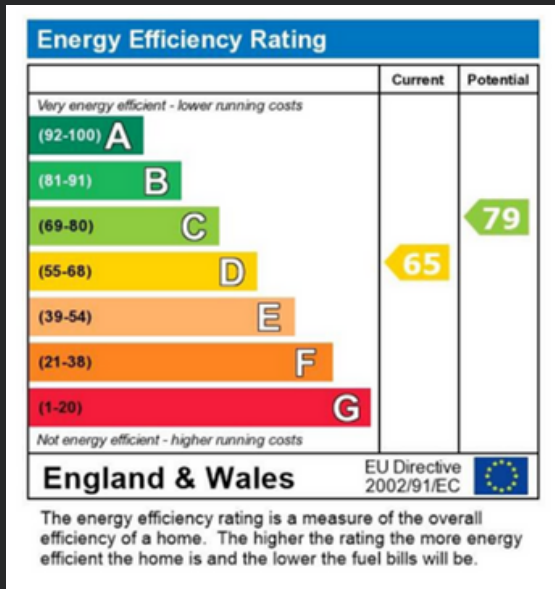
The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, Augusta Hope florists, hairdressers, Beauty Salon, book shops, charity shops, coffee shop, antique shop, piano shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



Total area: approx. 127.4 sq. metres (1370.8 sq. feet)



TENURE: FREEHOLD
COUNCIL TAX BAND: F
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.











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