



NEW LISTING

CHERRY ORCHARD, FULBOURN



Guide Price: £650,000

We are pleased to offer this stunning, extended 4 Bedroom Detached House located in the popular village of Fulbourn.



Features

- ✓ Garden Room
- ✓ Off-Street Parking
- ✓ Landscaped Mature Rear Garden
- ✓ Village Location
- ✓ Garage
- ✓ Immaculate Throughout

**ANTONY DAVIS
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EXCLUSIVE LISTING

An Immaculate Extended Family Home with Delightful Rear Garden

We are pleased to offer this stunning, large 4 bedroom detached property occupying a quiet cul-de-sac position in the popular village of Fulbourn. The property has been extended and improved over recent years and is a fantastic family home.

Cherry Orchard is on the west side of the village, walking distance to the High Street and its amenities.

Entrance Hall: Takes you thorough to the Cloakroom on the right, stairs immediately on the left, with doors to lounge and then kitchen.

Cloakroom: WC, hand basin, radiator and window to front aspect.

Lounge/Dining Room: 23'7 x 16'5 (7.20m x 5.00m) Large open plan family room, with decorative feature fireplace, French with doors leading to rear garden. from the dining area, there is further doors leading to the garden room, feature vertical radiators.

Garden Room: 12'6 x 9'2 (3.80m x 2.80m) Great addition, with feature lantern roof light, with French doors and window leading to the rear garden.

Kitchen: 12'6 x 9'10 (3.80m x 3.00m) Immaculately presented kitchen, with a range of wall and base units, granite over-lay worktops, integral appliances, which include double oven, hob, fridge freezer, washing machine and room for dishwasher. Window to front aspect with glazed door to side aspect leading to the garage and driveway.

First Floor

Principle Bedroom: 14'9 x 9'10 (4.50m x 3.00m)

Large main bedroom with window to rear aspect, radiator, door leading to large en-suite shower room.

En-suite: Comprises of shower cubicle, WC, wash basin, towel rail, tiled flooring and part tiled walls. Window to front aspect.

Bedroom 2: 11'10 x 9'2 (3.60m x 2.80m)

Large second bedroom with fitted wardrobes, window to front aspect, radiator.

Bedroom 3: 12'2 x 7'10 (3.70m x 2.40m)

Fitted wardrobes, window to rear aspect, radiator.

Bedroom 4: 10'2 x 9'10 (3.10m x 3.00m) Fitted wardrobes, with dual aspect windows to front and rear, radiator.

Family Bathroom: With large bathtub, walk-in shower, WC, and wash basin. Towel rail, tiled floor and part tiled walls, window to side aspect.

Gas Central Heating and UPVC Glazing Throughout, New Boiler Fitted in the last 4 years.

Garage: Single garage, with a back door and window leading to the rear garden.

Outside: To the front there is parking in front of the garage, with a pebbled front garden with some planting in the borders. Access through a side gate to the rear garden.

The rear garden has 2 terraced areas, a decorative pond, corner pergola with some mature planting and the rest mainly laid to lawn.

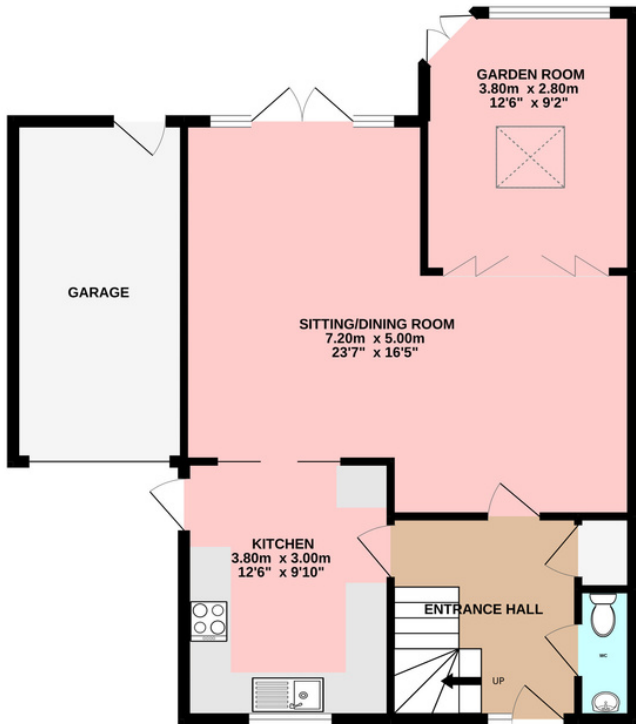
Fulbourn

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, 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. There is also a Village Library located on Haggis Gap. 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.

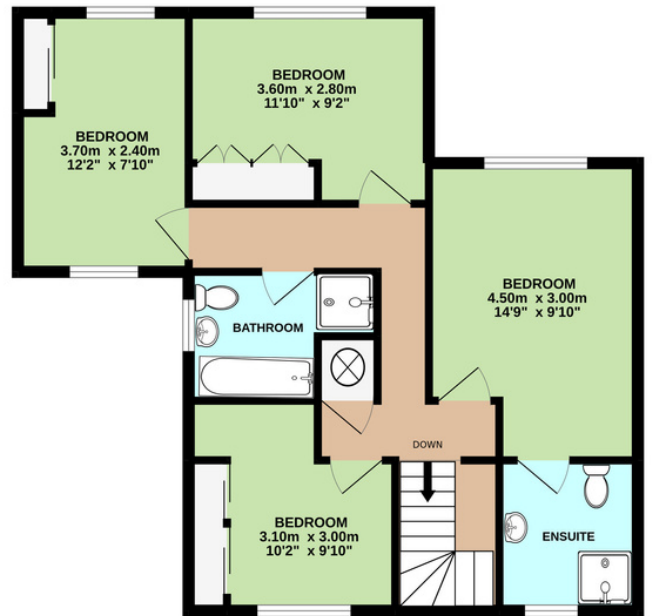
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities.

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.

GROUND FLOOR
75.4 sq.m. (812 sq.ft.) approx.

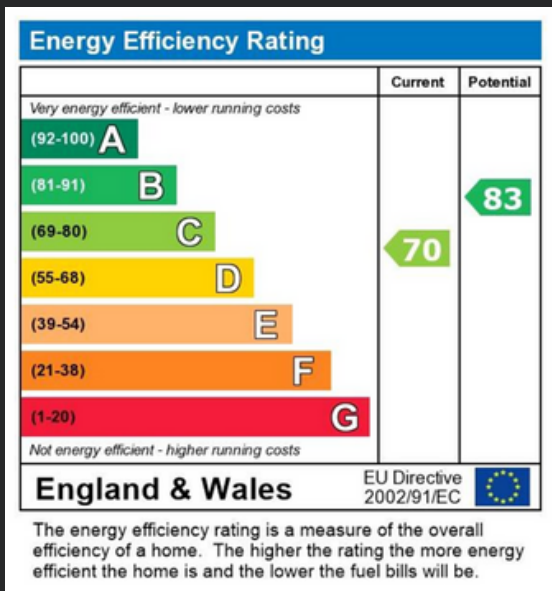


1ST FLOOR
61.0 sq.m. (656 sq.ft.) approx.



TOTAL FLOOR AREA : 136.4 sq.m. (1468 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD
EPC BAND: C
COUNCIL TAX BAND: E
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL

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