



# NEW LISTING

SHELFORD ROAD, FULBOURN



**Guide Price: £550,000**

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



## Features

- ✓ Open Plan Living
- ✓ Off-Street Parking
- ✓ Utility Room
- ✓ Village Location
- ✓ Garage
- ✓ Well-Presented Throughout

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## NEW LISTING

We are pleased to offer this much improved, 4-bedroom semi-detached property in the popular village of Fulbourn. An early viewing is recommended.

This property has been extended and improved over recent years to create a fabulous open plan kitchen/dining room, that also incorporates the original lounge, a utility room, along with downstairs WC and shower room.

As you enter the property, there is a welcoming hallway that takes you through to the kitchen area, with the stairs immediately on the right.

**Kitchen/Dining Area/Lounge:** Large kitchen dining area with central island featuring a gas hob with granite worktops, a number of integral appliances, inset sink with mixer tap. Range of base and wall units, space for American style fridge freezer. Mixture of hardwood and tiled flooring. Windows to rear and side aspect, with French doors leading to the rear garden and 2 roof lights for further light. Space for dining table leading into the original lounge with window to front aspect.

**Utility Room:** Range of wall and base units, with door leading to WC/Shower room, and then another door leading to the passageway and access to the garage.

**Cloakroom:** Large shower tray, WC and wash basin with window to rear aspect. Tiled throughout.

## First Floor

Principle Bedroom: Good size bedroom with window to front aspect, radiator.

Bedroom 2: Window to rear aspect, radiator

Bedroom 3: Window to front aspect, radiator.

Bedroom 4: Window to rear aspect, radiator.

Family Bathroom: Large family bathroom with bathtub, with shower over, WC and wash basin, part tiled walls, with vinyl flooring, window to rear aspect. Storage cupboard.

Garage: Single garage with power.

## Outside

At the front of the property there is parking for 2 vehicles, leading to the integral garage.

The rear garden is mainly laid to lawn, with some mature shrubs and terraced areas.

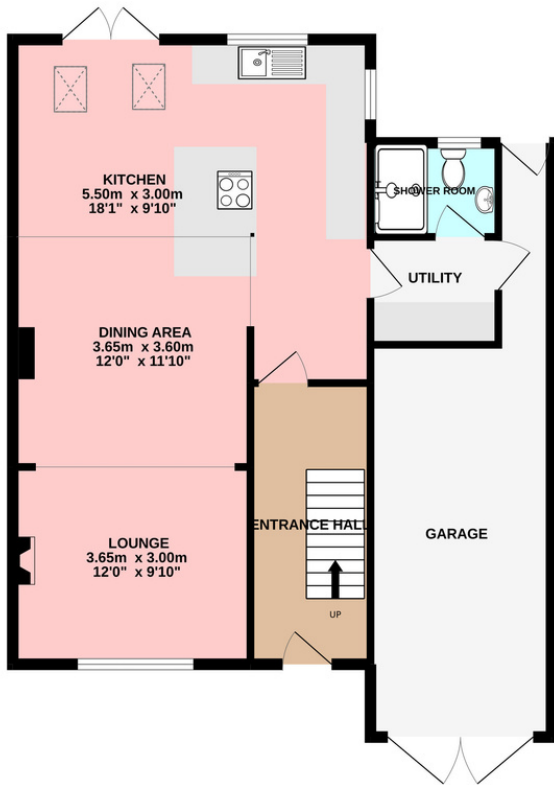
## Fulbourn

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.

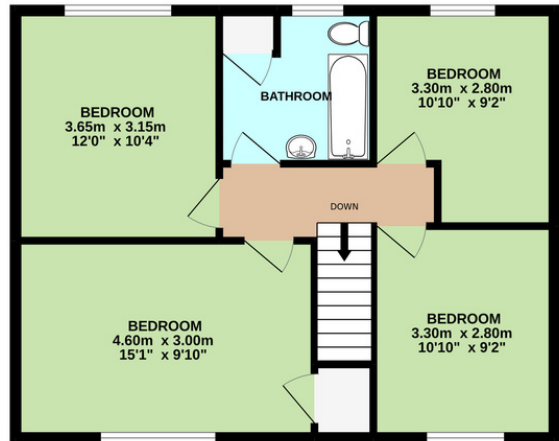
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities.

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  
79.3 sq.m. (853 sq.ft.) approx.

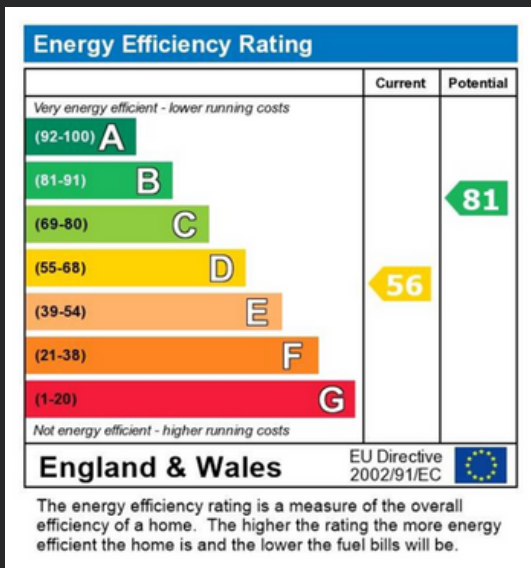


1ST FLOOR  
55.4 sq.m. (597 sq.ft.) approx.



TOTAL FLOOR AREA: 134.7 sq.m. (1450 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: TBC  
COUNCIL TAX BAND: C  
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL

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