



STATION ROAD,
FULBOURN



Guide Price: £950,000

This is a fabulous, large 4-bedroom detached family home in the popular village of Fulbourn. The property sits on a mature plot, enclosed with a mature hedge and gated entrance, with great parking, generous size garden and a double garage.



Features

- ✓ Double Garage
- ✓ Solar Panels
- ✓ Two Reception Rooms
- ✓ Generous Garden
- ✓ Ensuite Shower
- ✓ No Onward Chain

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NEW LISTING

We are pleased to offer this fabulous, large 4-bedroom detached family home in the popular village of Fulbourn. The property sits on a mature plot, enclosed with a mature hedge and gated entrance, with great parking, generous size garden and a double garage. The property benefits from having, two large reception rooms, four double bedrooms, all with built in storage, with an en-suite shower to principal bedroom and solar panels fitted to the garage.

Ground Floor

As you enter the property, you instantly get the sense of space and a welcoming feeling. To the left is the large study/music room, with the kitchen being on the right. Side door from hallway leading to the rear garden.

Dining Room: 17'1 x 15'9 (5.20m x 4.80m) Large reception room with dual aspect window to front and doors over-looking the rear garden.

Kitchen 12'6 x 11'2 (3.80m x 3.40m) Breakfast Room 12'6 x 9'6 (3.80m x 2.90m): Good range of wall and base units, along with a selection of built in appliances, window to side aspect, French doors to side aspect with another window to the front, making this a very bright and airy room.

Lounge: 19'8 x 12'4 (6.00m x 3.75m) The bright and airy theme continues into the lounge with windows to the rear aspect and French doors to the side. Feature fireplace.

Cloakroom: WC, wash basin with window to side aspect.

First Floor

Large gallery style landing with fantastic large window to front aspect and a further window to the side.

Family bathroom: Large bathroom with Bathtub, wash basin with vanity units/storage, WC, Towel rail, window to side aspect.

Bedroom 1: 16'9 x 10'6 (5.10m x 3.20m) Large bedroom with built in wardrobes, window to rear aspect, door leading to ensuite shower.

Ensuite: comprising WC, wash basin and walk in shower cubicle.

Bedroom 2: 15'10 c 12'4 (4.83m x 3.77m) Good size second bedroom with window to side aspect, built in storage.

Bedroom 3: 12'6 x 9'6 (3.80m x 2.90m) Double bedroom with window to side aspect, built in storage.

Bedroom 4: 12'6 x 9'2 (3,80m x 2.80m) Further double bedroom with window to front aspect.

Outside

The property benefits from being set back from the road with parking for a number of vehicles, along with a detached double garage. There is a selection of mature trees along with shrubs and hedges and a large lawned area. The garden backs onto open fields and a path that leads to the nature reserve.

The property also benefits from solar panels which are fitted to the south side of the garage.

There is also a large terraced area, along with enclosed storage to the side of the property.

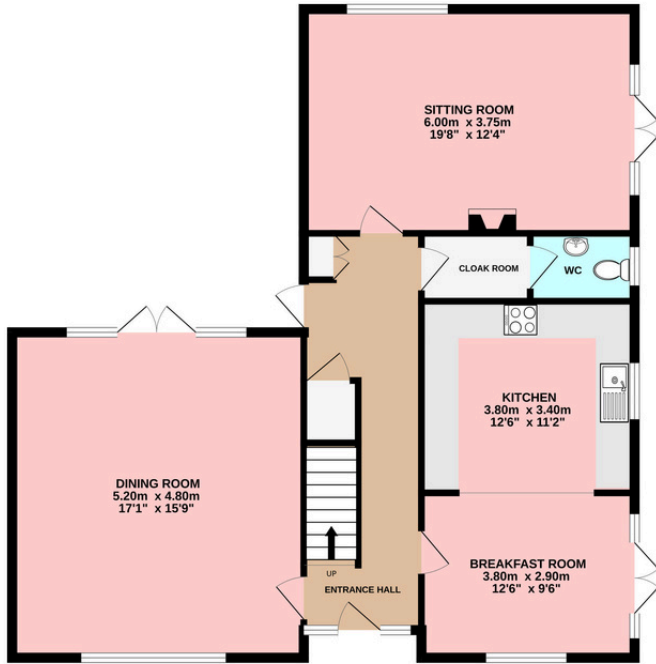
Fulbourn

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 with gift Shop, Eco Bee children and eco-product shop, cafe, Stir bakery, 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. Fulbourn Health Centre is also 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.

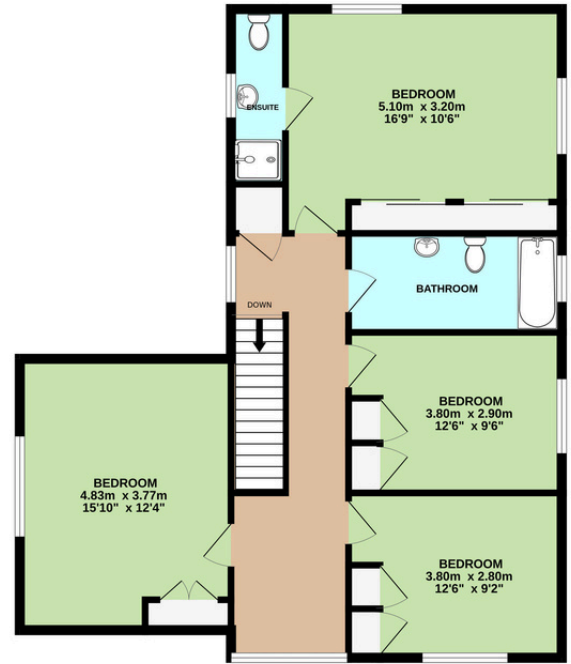
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

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
97.0 sq.m. (1044 sq.ft.) approx.



1ST FLOOR
86.4 sq.m. (930 sq.ft.) approx.



TOTAL FLOOR AREA: 183.3 sq.m. (1973 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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

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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