



HUNTSMILL, FULBOURN

Guide Price: £575,000

This is an immaculately presented and extended 3/4 bedroom detached property in the village of Fulbourn. The property has the added benefit of having a self-contained annex which is ideal for multi-generational living.



Features

- ✓ Open Plan Living
- ✓ Three Bathrooms
- ✓ Self-contained Annex
- ✓ Off-Street Parking
- ✓ Cloakroom
- ✓ Village Location



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NEW LISTING

We are delighted to offer this extended and improved 3/4 bedroom detached property in the village of Fulbourn.

The property is immaculately presented throughout and has the added benefit of having a self-contained annex which is ideal for multi-generational living.

As you enter the property, there is a porch area with a cloakroom to the left, with hallway leading to the fabulous open plan kitchen and dining room.

Ground floor

On the left of the hallway is a door that leads to the lounge.

Lounge: 14' 7" x 12' 4" (4.46m x 3.77m) L-shaped lounge with window to front aspect, French doors leading to the kitchen/dining area.

Kitchen 16' 0" x 11' 1" (4.88m x 3.39m) Dining Area 17' 3" x 11' 4" (5.27m x 3.46m): Fabulous room with part vaulted ceiling with a well-equipped kitchen and large dining area. French doors leading to the rear garden.

First Floor

Landing area with storage unit, window to side aspect.

Bedroom 1: 10' 10" x 9' 5" (3.32m x 2.88m) Principal bedroom with window to front aspect, built in wardrobes, door leading to the en-suite shower room.

Ensuite: Tiled floor to ceiling with WC, Wash basin with vanity unit, enclosed shower cubicle.

Bedroom 2: 9' 5" x 9' 4" (2.89m x 2.87m) Double bedroom with window to rear aspect.

Bedroom 3: 7' 8" x 6' 3" (2.34m x 1.91m) with window to front aspect.

Family Bathroom: Floor to ceiling tiles, with bathtub with shower over with screen, WC, wash basin with vanity unit, towel rail, window to rear aspect.

Annex: Self contained annex which is accessed through the front of the property. This comprises of a double bedroom, open plan kitchen and living area and a bathroom with shower, WC and wash basin. Back door leading to the rear garden.

Outside

To the front of the property, there is off street parking, along with gravelled front garden for low maintenance.

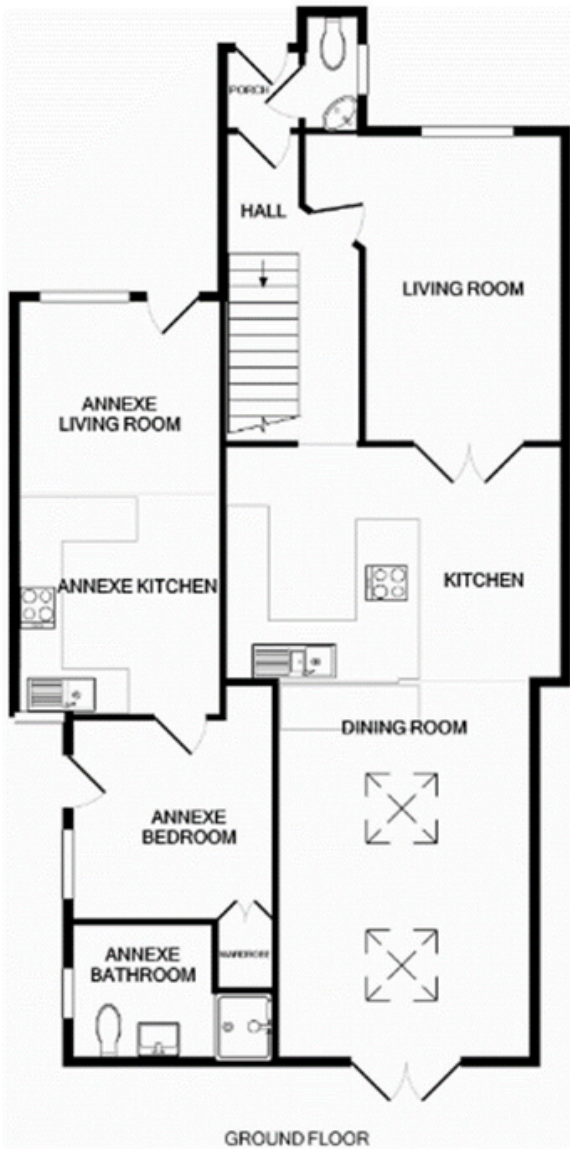
The rear garden has been designed with entertaining and alfresco dining in mind, featuring a large patio area, along with decked area, with a garden shed in the corner. A selection of shrubs.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		82
(69-80)	C		
(55-68)	D	66	
(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: D
 COUNCIL TAX BAND: E
 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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