



PETTITS CLOSE, FULBOURN



Guide Price: £625,000

This is a well presented, 3 bedroom detached house in a fantastic location in the village of Fulbourn. The property is located in a private cul-de-sac, in an ideal close proximity to the High Street and the village's amenities.

Features

- ✓ No Onward Chain
- ✓ Great Location
- ✓ Garage
- ✓ Off-Street Parking
- ✓ Open Plan Kitchen/
Dining Room
- ✓ Moments away
from High Street



ANTONY DAVIS

01223 928220

www.antonydavis.co.uk

hello@antonydavis.co.uk

14 High Street, Fulbourn,
Cambridge, CB21 5DH















We are pleased to offer this 3 bedroom detached family home with garage at the heart of the village. This property offers great living space within a stone's throw from the High Street.

As you enter, there is a decent size hallway, with storage cupboard and WC on the right.

Lounge: Great size room with large window to front aspect. Opening to:

Open Plan Kitchen/Dining room: Range of wall and base units, integral oven and hob. Leading to dining area with door to rear garden.

First Floor

Bedroom 1: Large principle bedroom with window to front aspect radiator.

Bathroom: WC, walk-in shower cubicle and wash basin, radiator. Window to front aspect.

Bedroom 2: Further large double bedroom with window to rear aspect, radiator.

Bedroom 3: Double bedroom with window to front aspect, radiator. Most recently used as a Study.

Outside

At the front of the property, there is a range of shrubs and lawned area with off-street parking and a garage with door leading to the rear garden.

The rear garden is mainly laid to lawn with patio area for outdoor seating.

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, 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.

TENURE: FREEHOLD
EPC BAND: TBC
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.



**ANTONY
DAVIS**

01223 928220 | hello@antonydavis.co.uk