



MANOR WALK, FULBOURN



Guide Price: £850,000

This is an individually designed, immaculately presented and extended 4 bedroom detached bungalow in the heart of the village. Two Ensuites and a Family Bathroom. Featuring a beautifully landscaped and mature rear garden.



Features

- ✓ Off-Street Parking
- ✓ Close to High Street
- ✓ Two Ensuite Shower Rooms
- ✓ Double Garage
- ✓ Utility Room
- ✓ Landscaped Rear Garden

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Antony Davis is pleased to offer this beautifully extended and renovated detached bungalow in a great central location in the village of Fulbourn.

This property has been carefully re-designed to offer maximum living space without compromising on the room sizes.

This property also benefits from having a double garage, along with a beautifully landscaped, south facing rear garden.

As you enter the property, you instantly get a sense of the creativity that has gone into the design of this property with new oak flooring and internal doors throughout.

Kitchen/Dining Room: Large room with bi-fold doors leading to the garden, good range of wall and base units, with granite worktops, further window to the side aspect along with 2 Velux roof lights.

Lounge: Feature modern log burner, with bifold doors leading to the south facing garden.

Utility room: Good size utility room with plumbing for multiple appliances with door leading to the side passage.

Door leading to 3 beautifully presented bedrooms, 2 with en-suite shower-rooms, along with a family bathroom, a selection of internal storage cupboards as you walk through this part of the bungalow.

Bedroom 4: Currently used as a home office.

Outside

In front of the garage there is room for a number of vehicles, with the front being laid to lawn with newly planted hedge to the front. To the side is a selection of raised beds.

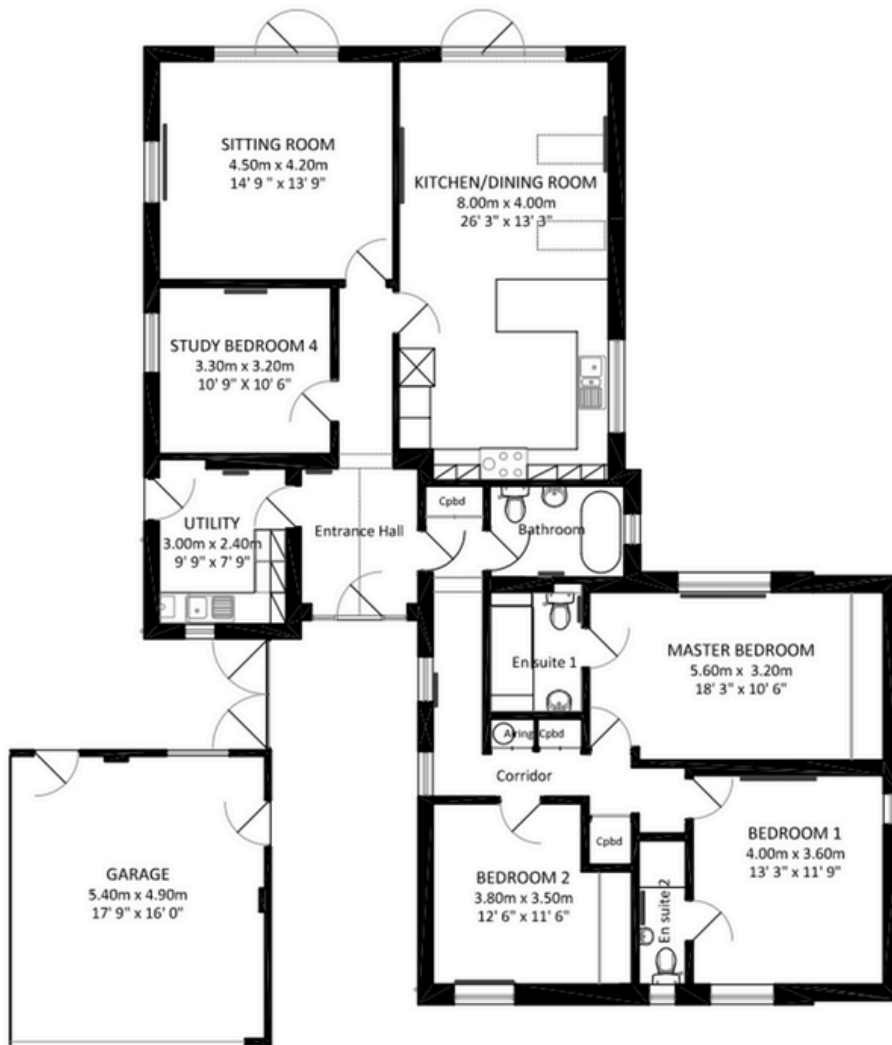
The rear garden has a beautiful wall to one side, with an abundance of planting, sandstone terraced area and lawned area.

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.



TOTAL FLOOR AREA (EXCLUDING GARAGE) : 154.0 sq.m. (1657 sq.ft.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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