



HINTON ROAD,
FULBOURN



Guide Price: £875,000

This is a beautifully presented and much improved 5/6 Bedroom detached property in the popular village of Fulbourn. The property offers superb open plan living space, along with two ensuite showers and family bathroom.

Features

- ✓ No Onward Chain
- ✓ Open Plan Living
- ✓ Utility Room
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ South Facing Rear Garden



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This is a beautifully presented 5/6-bedroom detached property in the popular village of Fulbourn. This property has been re-configured to offer up to 6 bedrooms, 3 bathrooms, large open plan kitchen/dining area, along with a utility area.

Parking for a number of vehicles, along with a private south facing mature rear garden.

Ground Floor

As you enter the property, there is ample storage for shoes and coats, with a door on the left leading to:

Kitchen/Dining Room: Fabulous large kitchen with central island, top of the range integral appliances, good range of wall and base units, along with separate utility area. The kitchen extends to the dining area with French doors leading to the rear garden. Internal French doors leading to:

Lounge: Good size family room with built in storage units, French doors leading to the rear garden. As you continue through the hallway, on the right a door takes you through to two ground floor bedrooms.

Bedroom 5: Double bedroom, currently used as home office, window to front aspect, internal storage.

Bedroom 6: Further double bedroom with window to front aspect.

To the left off the hallway, door to cloakroom with WC and wash basin.

The ground floor has underfloor heating throughout, with independent controls.

First Floor

Gallery landing with velux roof light, making this a great feature of this property. Internal storage space.

Bedroom 1: Principle bedroom with walk-in wardrobe, window to rear aspect, radiator, door leading to en-suite shower room.

En-suite: Great size shower cubicle, WC, wash basin with vanity unit, towel rail, window to side aspect.

Bedroom 2: Fantastic double bedroom which extends to the right, with window to front aspect, radiator.

Bedroom 3: Further double bedroom with large en-suite shower room. Windows to rear aspect. Radiator.

En-suite: Corner shower cubicle, WC with wash basin, towel rail, window to front aspect.

Bedroom 4: Double bedroom with window to front aspect, radiator.

Family Bathroom: Large bathroom with good size shower tray, WC, wash basin with vanity unit, towel rail.

Outside

To the front of the property is a block paved driveway, with some mature shrubs, side gate leading to the rear garden.

The south facing mature garden has a mixture of mature planting, lawned area, along with a garden shed.

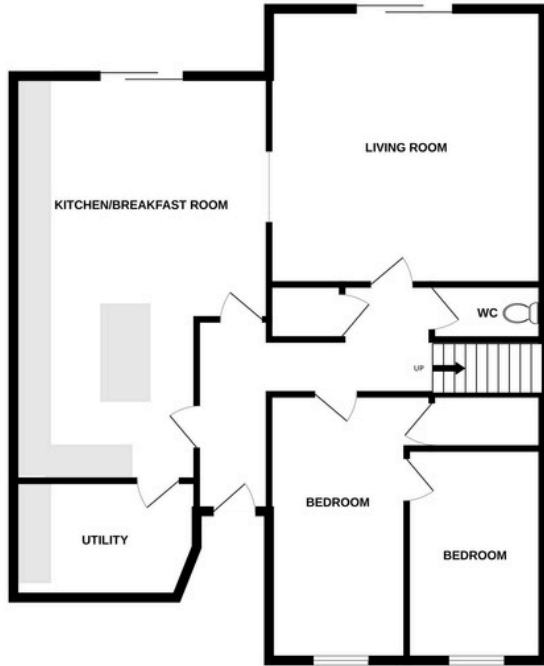
Fulbourn

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.

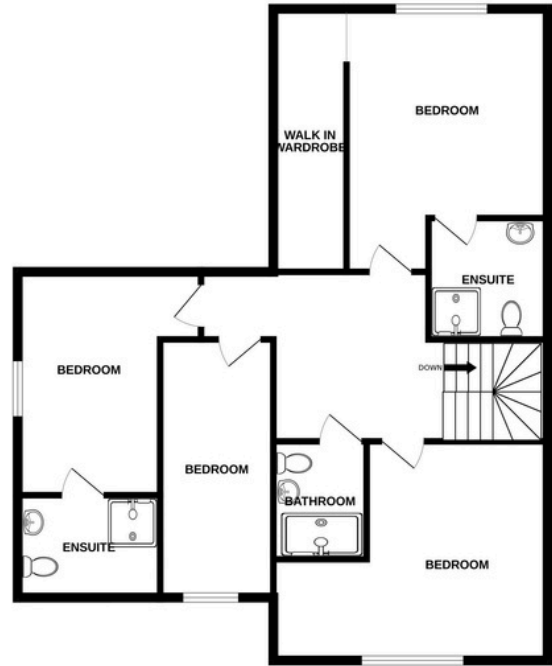
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long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

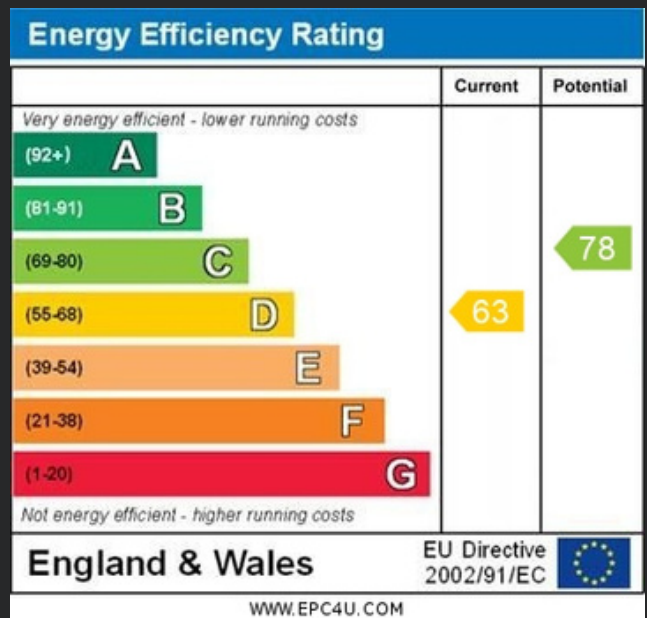
GROUND FLOOR



1ST FLOOR



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: D

COUNCIL TAX BAND: F

LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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