



## GREATER FOXES, FULBOURN



**Guide Price: £495,000**

We are pleased to offer this improved and extended 4-bedroom semi-detached property in the popular residential area Greater Foxes. The property benefits from two ensuite shower rooms and a family bathroom.



### Features

- ✓ Dining Room
- ✓ Garage
- ✓ South Facing Rear Garden
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ No Onward Chain

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14 High Street, Fulbourn,  
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We are pleased to offer this improved and extended 4-bedroom semi-detached property in the popular residential area Greater Foxes.

This property benefits from having 2 ensuite shower rooms, new UPVC double glazing throughout, along with a conservatory and south facing garden.

#### Ground Floor

As you enter the property, there is a great size entrance hallway, with door to the right leading into:

Cloakroom: WC and wash basin, window to front aspect.

As you continue through the hallway, door to the left leads to:

Bedroom 4: Ground floor bedroom with doors leading to the lounge.

Lounge: Good size lounge with sliding doors leading to the conservatory.

On the right of the hallway

Dining Room: Separate dining room with the addition of kitchen storage units, along with a large integral fridge, window to rear aspect, door leading to the kitchen.

Kitchen: Galley style kitchen, with dual aspect windows, with door leading to utility/pantry area.



## First Floor

This is where all the most recent improvements have been made, with 2 new ensembles and refurbished bathroom.

Family bathroom – good size bathroom with large airing cupboard, bathtub, shower over WC, towel rail, screen walling throughout, window with obscure glass to front aspect.

Bedroom 1 – very large bedroom with built in wardrobes, window to rear aspect.

Bedroom 2 – fabulous double room with dual aspect windows front and rear, opening into ensuite shower room.

Ensuite: comprising shower cubicle, WC wash basin with vanity unit, towel rail. Window to front aspect.

Bedroom 3: Further double room with window to front aspect, door into ensuite shower room,

Ensuite: comprising shower cubicle, WC wash basin with vanity unit, towel rail. Window to front aspect.

This property has gas central heating throughout.

## Outside

The front of the property is block paved for parking a number of vehicles, with integral garage.

The south facing mature rear garden has a mixture of flower beds, shrubs, lawned area, area for growing your own vegetables, garden shed, with door into the back of the garage.

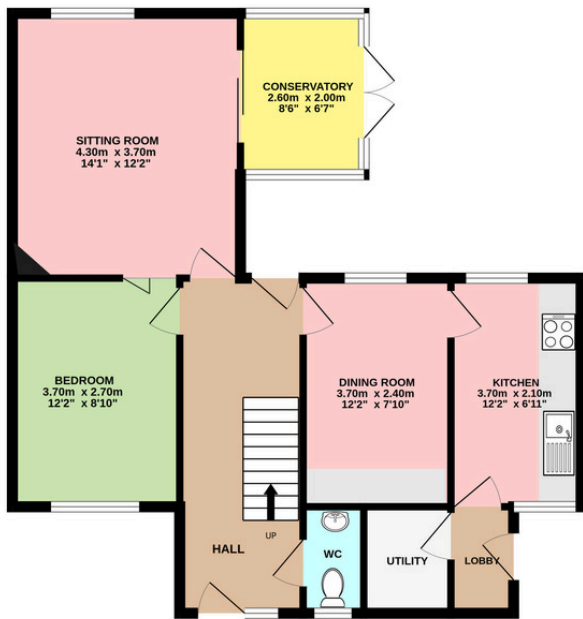
## Fulbourn

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.

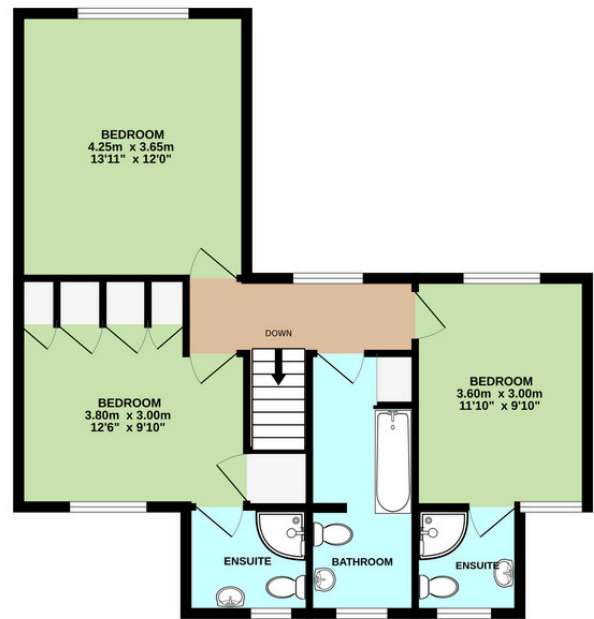
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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  
64.9 sq.m. (699 sq.ft.) approx.

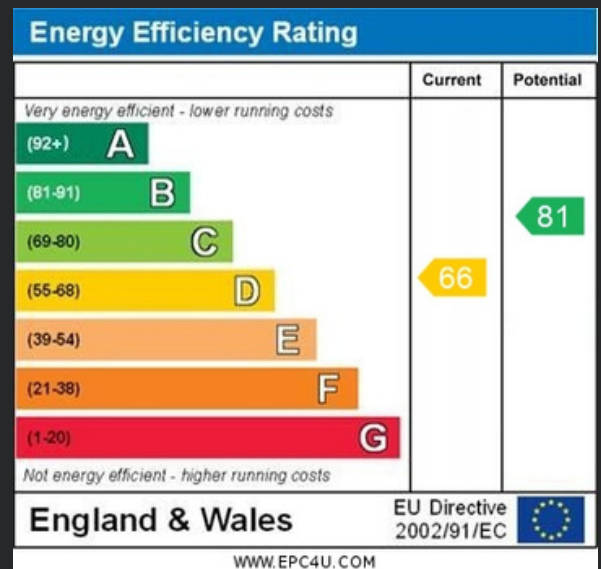


1ST FLOOR  
59.6 sq.m. (641 sq.ft.) approx.



TOTAL FLOOR AREA: 124.5 sq.m. (1340 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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TENURE: FREEHOLD  
 SIZE: 1340 SQFT (APPROX)  
 EPC BAND: D  
 COUNCIL TAX BAND: D  
 LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

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