



STANSFIELD GARDENS, FULBOURN



Guide Price: £835,000

This is a fabulous 4 bedroom detached family home a popular cul-de-sac in the village of Fulbourn. The property has been re-configured to offer a home office, along with a more spacious kitchen and dining area.

Features

- ✓ Modern Kitchen
- ✓ Garage
- ✓ Utility Room
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ Landscaped Rear Garden



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We are pleased to offer this fabulous 4 bedroom detached family home a popular cul-de-sac in the village of Fulbourn. The property has been re-configured to offer a home office, along with a more spacious kitchen and dining area. Stansfield Gardens is a short walk from the village centre, off Cow Lane. This is an extremely popular location in Fulbourn, so an early viewing is advised.

Ground Floor

As you enter, a warm welcoming hallway, with door on the left leading to:

Study: 15'5 x 7'2 (4.70m x 2.19m) Formerly part of the double garage, which has now been divided and converted to create a home office, with window to front aspect.

As you continue through the hallway, in front are doors leading to:

Lounge: 19'0 x 13'1 (5.80m x 4.00m) Good size lounge, central gas feature fireplace, with French doors leading to a beautifully presented conservatory.

Conservatory: 13'0 x 12'2 (3.95m x 3.70m) Modern conservatory, with French doors leading to the garden.

Dining Room: 11'2 x 8'10 (3.40m x 3'10m) with French doors to rear garden.

Cloakroom: WC with wash basin, tiled throughout.

Kitchen: 15' 1 x 9'10 (4.60m x 3.00m) Beautifully presented with a good range of wall and base units, granite over-lay worktops, window to rear aspect, with dining area, door leading to:

Utility room: Further kitchen units, along with sink, also housing the boiler. Side door leading to the garden.

First Floor

Gallery landing with window to front aspect, doors leading to:

Bedroom 1: 14'5 x 11'6 (4.40m x 3.50m) Superb principal bedroom with built in wardrobes, window to rear aspect, door leading to en-suite shower room.

Ensuite: Modern suite, with great storage and lighting, roof light, towel rail.

Bedroom 2: 10'6 x 9'10 (3.20m x 3.00m) Double bedroom with window to front aspect.

Bedroom 3: 12'2 x 9'0 (3.70m x 2.75m) Further double bedroom with window to rear aspect.

Bedroom 4: 11'10 x 9'10 (3.60m x 3.00m) with window to front aspect.

Family bathroom: Bath tub with shower over, sink with vanity unit, WC, window with obscure glass to the rear aspect, towel rail.

The property has gas central heating throughout, with radiators in all living areas.

Outside

To the front of the property there is parking for at least two vehicles, with some mature shrubs and tree. The south facing mature rear garden has been beautifully landscaped offering a selection of terraced areas, pergola, lawned area. Garden shed hidden behind a trellis fence.

To the side is a gate that takes you through to the front.

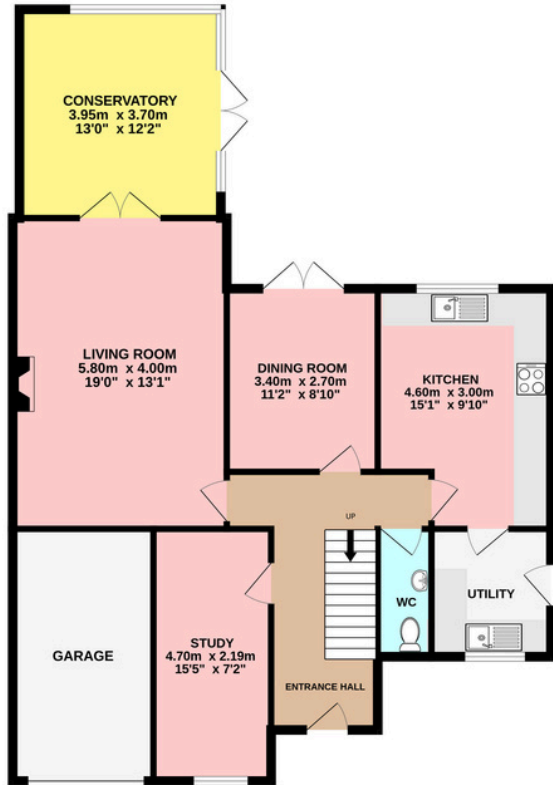
Fulbourn

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.

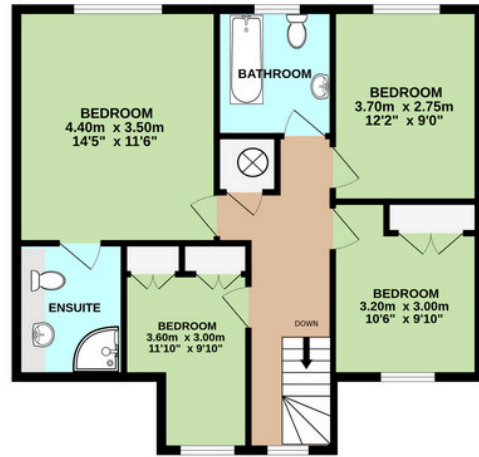
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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
102.3 sq.m. (1101 sq.ft.) approx.



1ST FLOOR
63.6 sq.m. (685 sq.ft.) approx.



TOTAL FLOOR AREA: 165.9 sq.m. (1786 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(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
TOTAL SIZE: 1786 SQFT
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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