



THE CROFT, FULBOURN



Guide Price: £500,000

This is a large 3-bedroom family home on the South Side of Cambridge in the popular village of Fulbourn. The property occupies a superb plot and benefits from off-street parking and an integral garage.



Features

- ✓ No Onward Chain
- ✓ Large Mature Garden
- ✓ Off-Street Parking
- ✓ Garage
- ✓ Dining Room
- ✓ Wet Room

ANTONY DAVIS

01223 928220

www.antonydavis.co.uk

hello@antonydavis.co.uk

14 High Street, Fulbourn,
Cambridge, CB21 5DH

















NEW LISTING

This is a spacious and well-presented, 3 bedroom family home in the popular village of Fulbourn, within walking distance to all the local amenities. As you arrive at the property, there is parking to the front of the property for a number of vehicles, that leads to the integral garage.

Front entrance porch, which then leads to the hallway, with door to living room on the right, stairs on the left to first floor and kitchen and utility doors to the back.

Kitchen: 15'1 x 9'6 (4.60m x 2.90m) Window to rear aspect, range of base and wall units, integral oven and microwave, gas hob, plumbing for dishwasher and washing machine, door to side that leads into side conservatory, pantry. Laminated work tops, stainless steel sink/drainer with mixer taps. Extractor fan, radiator.

Living Room: 19'4 x 10'10 (5.90m x 3.30m) Large family room with window to front aspect, radiator, double doors leading to:

Second Reception Room: 17'9 x 12'2 (5.40m x 3.70m) Large dining room or second reception room, with sliding doors leading to the rear garden. Radiator.

Conservatory: 19'8 x 7'7 (6.00m x 2.30m) Additional room with door leading to the rear garden, radiator.

Study: Currently used a study, radiator. Access to Wet Room.

Wet Room: Shower Cubicle, WC and wash basin.

First Floor

Bedroom 1: 14'1 x 9'10 (4.30m x 3.00) Fitted wardrobes, window to front aspect, radiator.

Bedroom 2: 10'10 x 9'2 (3.30m x 2.80m) Fitted wardrobes, window to rear aspect, radiator.

Bedroom 3: 11'10 x 8'10 (3.60m x 2.70m) Wardrobe cupboard, window to front aspect.

Bathroom: Bathtub with shower-over, wash basin, part tiled, window to rear aspect.

WC: Separate WC, window to rear aspect.

Outside

To the front of the property, there is long driveway leading to parking and garage. Lawn area. Side access to conservatory.

The rear garden is a great family space, with mature planting, large lawn, terraced area, fruit trees, raised beds. Storage shed and outside tap.

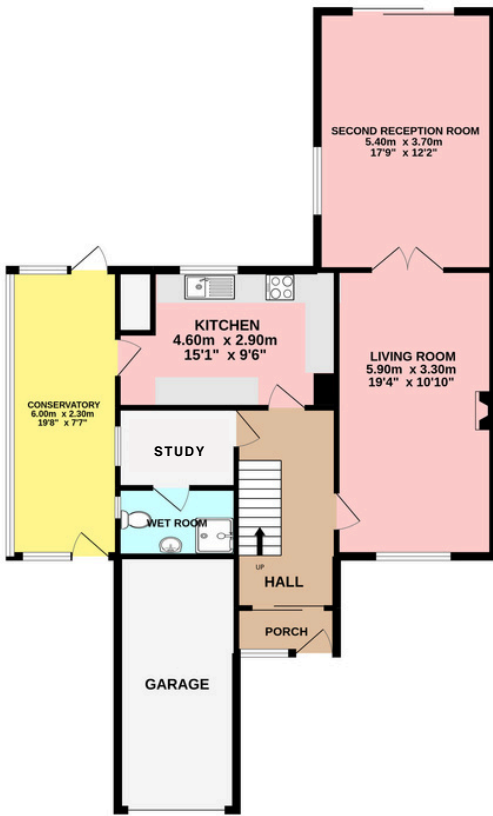
Fulbourn

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.

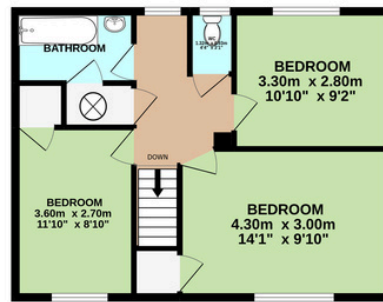
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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
82.8 sq.m. (891 sq.ft.) approx.



1ST FLOOR
47.6 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA: 130.4 sq.m. (1,403 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.
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL SIZE: 1403 SQFT (APPROX)

TENURE: FREEHOLD

EPC BAND: E

COUNCIL TAX BAND: D

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