



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this spacious five-bedroom semi-detached property in the highly desirable village of Fulbourn CB21. This property has fantastic access to the A11 and A14, Cambridge Train Station, Addenbrookes Hospital and Cambridge Airport. Caraway Road is also well located for a quick and convenient trip to the large Tesco superstore in neighbouring Cherry Hinton. It is the perfect location for those wanting village life but with the amenities a town can offer. And schools? Caraway Road is in the catchment area for Fulbourn Primary School (600 metres), and children over 11 usually attend secondary school at nearby Netherhall Secondary School & Sixth Form (2 miles). Both schools were rated 'Good' in their most recent Ofsted inspections.

The property is set back from the road by a driveway and public footpath. Once inside the property, there is a hallway with stairs leading to the first floor and a small storage cupboard directly at the bottom of the stairs - handy for coats and shoes. On your left, as you enter the property, is the open-plan lounge/diner, which overlooks both the front and the back of the property. This is a generous size room with an attractive fireplace that is a stand-out feature in the front half of the space. The two parts of this room are only partially open plan, which means there is still the feel of two separate living areas but with the addition of extra light and space that only an open plan design can bring. This inviting and social area is perfect for family life and entertaining. From the back of the lounge/dining room, you step out into the enclosed rear garden through French doors.

Next to the dining room (at the end of the entrance hallway), you will find the kitchen. The wooden kitchen cupboards, cream worktops and neutral tiles contrast beautifully, creating a welcoming and well-maintained space. This room has matching wall and base units, including a large cupboard under the stairs, so there is no shortage of storage; it is a delightful room to cook and spend time in for families or couples alike. An additional door in the kitchen leads into the single garage attached to the side of the house.

Once upstairs, you reach an L-shaped landing with a separate W.C. and bathroom directly in front of you. The W.C. also has a small alcove with built-in shelves. The bathroom next door has a bath (with an electric shower above and a shower screen) and a hand basin, there is a wall-mounted mirrored vanity unit and a heated towel rail. As you turn right at the top of the stairs, you reach bedrooms two and four. Bedroom four is the second smallest of the bedroom but still fits a double bed; it has built-in wardrobes and a built-in desk unit and shelving. Bedroom two, however, is much larger and also comes with built-in mirrored wardrobes, a built-in desk unit and lots of shelving and cupboard space. At the other end of the landing are the additional three bedrooms. Bedroom three is next to the bathroom and overlooks the beautiful garden at the back of the property. It is currently used as an office, so it has many wall-mounted shelving and a built-in double wardrobe. Bedroom one is the master bedroom and the largest of the five

bedrooms. It has lots of built-in wardrobes and cupboard space; you would need to see it to believe it, as there is almost the equivalent of four double wardrobes in there! Although bedroom five is the smallest of the rooms, it would still make a great additional bedroom if required. Alternatively, it would be ideally suited as an office, gym or playroom...the possibilities are endless.

Outside, the rear garden is a good size and mainly laid to lawn and surrounded by fences. There are many well-established flower beds and borders for the more green-fingered homeowners. Immediately outside the property, leading out from the French doors in the dining room is a small paved patio area for socialising with friends and family. A shed and a greenhouse are at the bottom of the garden, with a narrow footpath leading down from the door at the back of the garage. The garden is a great space to be enjoyed by the whole family and for entertaining friends.

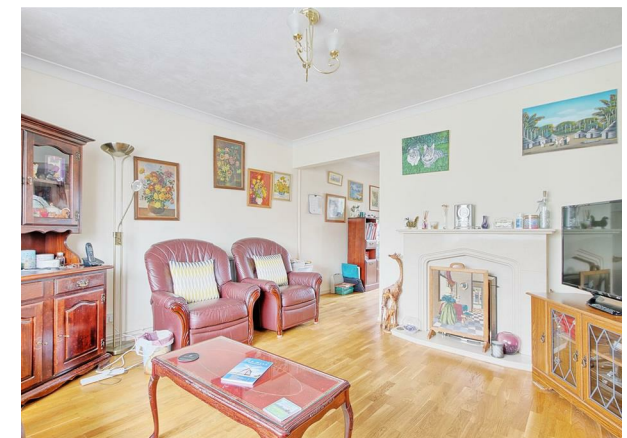
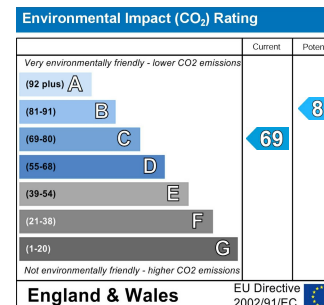
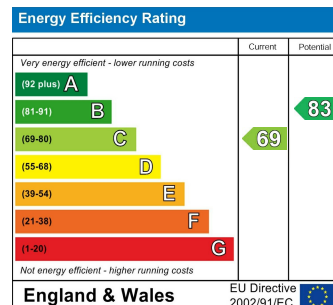
Please call us on 01223 307898 to arrange a viewing at Caraway Road and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

Tenure: Freehold

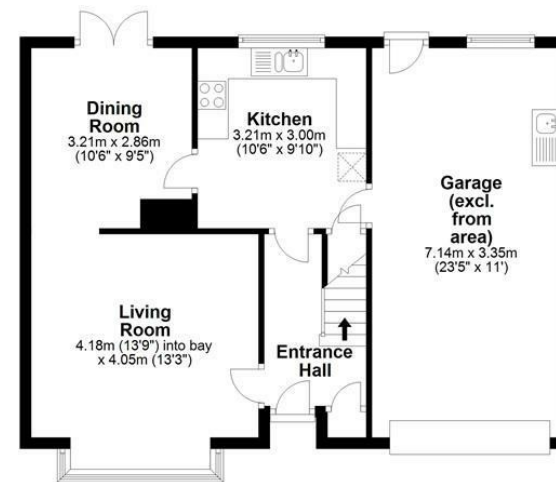
Council Tax: Band D = £2,176.00

No onward chain

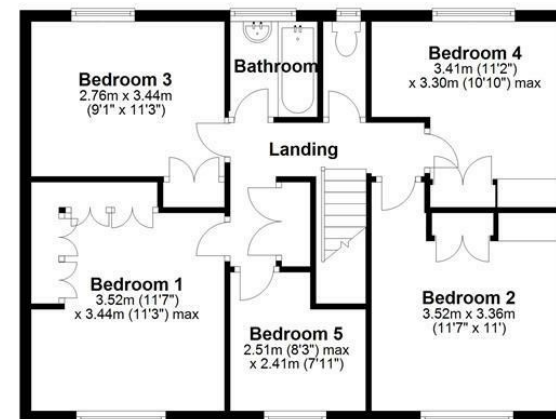




Ground Floor
Approx. 42.0 sq. metres (452.3 sq. feet)



First Floor
Approx. 65.2 sq. metres (702.3 sq. feet)



Total area: approx. 107.3 sq. metres (1154.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	83
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
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