



Cambridge Road, Fulbourn, CB21 5HH

CHEFFINS

Cambridge Road

Fulbourn,
CB21 5HH

5 2 2

Guide Price £700,000

A rather special and substantial semi-detached house which has been sympathetically improved and extended and now provides beautifully presented and cleverly designed accommodation. The property incorporates many stylish and attractive features together with exceptionally well proportioned versatile living accommodation, ideally suited to a family looking for such outstanding space and flexibility. Furthermore, the property incorporates a courtyard style parking area to front and a delightful enclosed landscaped garden to rear.





LOCATION

The property occupies a prominent non-estate position within this highly sought-after village, which offers an excellent range of local amenities including a village shop with post office (Co-op), pharmacy, medical centre, greengrocer, butcher, three public houses, a café, a historic church, and a variety of other shops along the High Street. The village also benefits from pre-school and primary school provision, together with a recreation ground, community centre, and sporting facilities. Conveniently located just three miles from the University City of Cambridge, the village is also well placed for access to major transport routes.

FRONT ENTRANCE DOOR

to:

ENTRANCE LOBBY

with matwell, engineered oak flooring, radiator, sealed unit double glazed window to side aspect, further part glazed door to:

ENTRANCE HALL

with staircase off to first floor, engineered oak flooring, radiator, door off to deep built-in storage cupboard understairs with light, further door through to:

PRINCIPAL RECEPTION ROOM

A wonderful and atmospheric open-plan room features a living area incorporating an attractive recently installed Jøtul log burner set on a black granite hearth. The space is complemented by sealed-unit double-glazed windows to the front aspect, a radiator, and natural wood-style flooring. From the living area, the room flows seamlessly into a generous dining/family space, featuring a radiator, engineered oak flooring, a recess with fitted display shelving, and a pair of full-height sealed-unit double-glazed doors leading out to the paved terrace and rear garden. A part-glazed door then leads through to:

INNER HALL

with engineered oak flooring, door leading to:

RECEPTION ROOM/BEDROOM 5

with sealed unit double glazed windows to front aspect, engineered oak flooring.

DOOR OFF INNER HALL

to:

CLOAKROOM

with low level w.c. and wash hand basin with tiled splashbacks, radiator, engineered oak flooring, glazed windows with frosted glass to side aspect.

UTILITY ROOM

with stainless steel sink unit with mixer taps, cupboard below and space and plumbing for washing machine, base units to side with worktops and cupboards beneath, wall storage cupboards and built-in cupboard housing hot water cylinder, engineered oak flooring, sealed unit double glazed windows to side aspect, tiled splashbacks above worktops.

KITCHEN/BREAKFAST ROOM

An impressive and beautifully designed extension featuring a high semi-vaulted ceiling with two sealed-unit double-glazed Velux windows and full-height sealed-unit double-glazed doors, flooding the space with natural light and enjoying attractive views over the rear garden, with direct access to the paved terrace and pathways. The kitchen has been recently refitted to an exceptional standard, featuring high-quality units with an inset sink and mixer tap, cupboard beneath, and granite work surfaces incorporating an integrated AEG dishwasher. Further base units provide extensive storage with cupboards and drawers beneath the worktops, complemented by an integrated AEG five-zone hob (four induction zones and a gas wok burner), contemporary glass splash back, and extractor hood above. A comprehensive range of wall-mounted cupboards is complemented by an integrated full-height Miele refrigerator and freezer, a pull-out carousel unit with extensive shelving, and integrated Zanussi self-cleaning double ovens. The room is finished with herringbone natural wood-style flooring and a contemporary-style radiator. A further recessed area provides additional base units with worktops and cupboards beneath, pull-out bins, an upright shelved pantry cupboard to the side, and fitted shelving, offering excellent storage and practicality.

ON THE FIRST FLOOR

LANDING

with trap door to roof space.

BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect, opening through to:

ENSUITE DRESSING ROOM

with built-in wardrobes with high level storage above, sealed unit double glazed windows to front aspect and further door leading to:

ENSUITE SHOWER ROOM

with a walk-in tiled shower cubicle area with wall mounted shower unit, pedestal wash hand basin with tiled splashback, radiator, shelved medicine cabinet, low level w.c., natural wood style flooring, sealed unit double glazed windows to side aspect with frosted glass, extractor fan.

BEDROOM 2

with feature cast iron firegrate, radiator, sealed unit double glazed windows to front aspect.

BEDROOM 3

with feature cast iron firegrate, radiator, sealed unit double glazed windows to rear aspect.

BEDROOM 4

with radiator, sealed unit double glazed windows to rear aspect.

FAMILY BATHROOM/SHOWER ROOM

with white suite comprising bath with tiled splashbacks, pedestal wash hand basin with tiled splashback, low level w.c., fitted shelved medicine cabinet, extractor fan, large tiled shower cubicle with wall mounted shower unit, sealed unit double glazed windows with frosted glass to rear aspect, natural wood style flooring.

OUTSIDE

To the front of the property there is a small well kept garden area laid to lawn with shrubs and hedgerow around and a brick paviour courtyard style parking area with hedgerow to side and a paved pathway and gated access to side leading to the rear garden.

To the rear of the property there is a delightful landscaped garden which is laid to two circular shaped lawns and a great variety of attractive mature shrubs, bushes and trees around. There is also a secluded paved terrace immediately to the rear of the house which is accessed via doors from the Dining/Family room and this has external power sockets and lighting and there are further pathways running along the back of the house itself leading to a further large paved terrace. In one corner of the garden there is a large timber constructed storage shed/workshop, light and power with a lean-to bin store and storage area to the rear. Further small paved patio area to side.

To the side of the property itself there is an access lane which serves two other properties and this property enjoys a right of access to gain access into the rear garden and a gate was previously replaced by a fixed fence panel.







| 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 | 73 | 79 |
| EU Directive 2002/91/EC | | |

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Tenure - Freehold

Council Tax Band - D

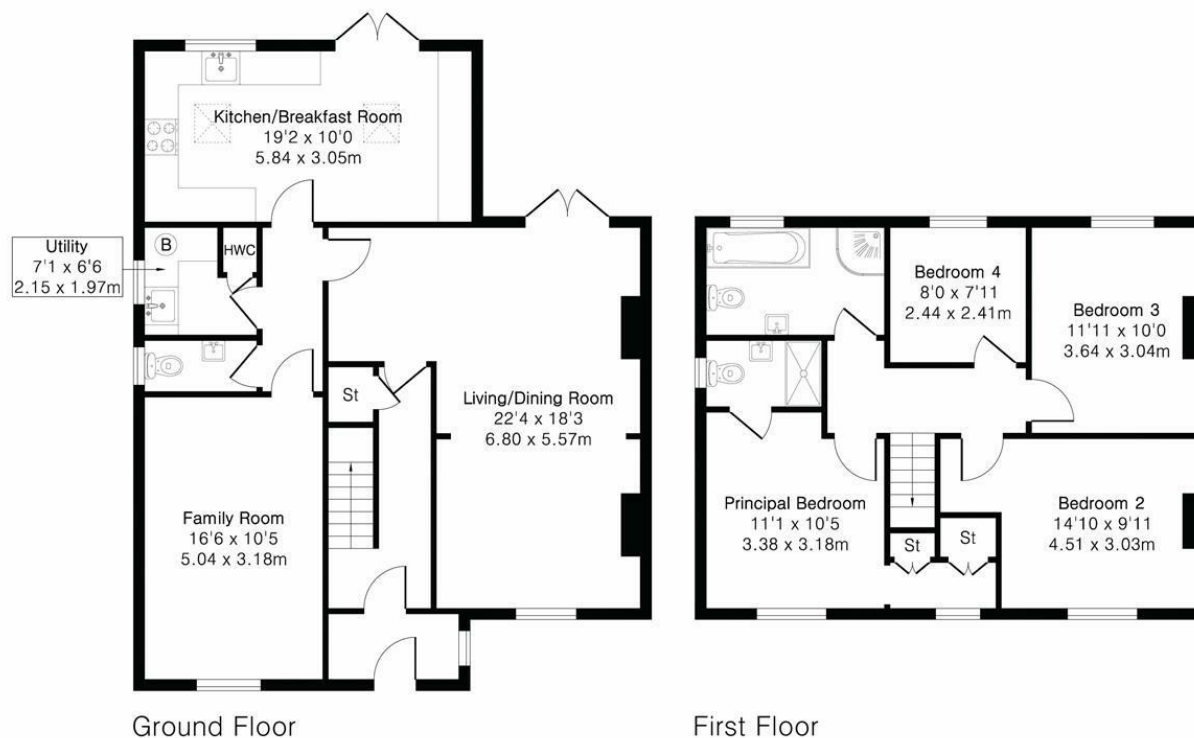
Local Authority - South Cambridgeshire District

Council

Approximate Gross Internal Area 1570 sq ft - 146 sq m

Ground Floor Area 922 sq ft – 86 sq m

First Floor Area 648 sq ft – 60 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

