



Balsham Road, Fulbourn, CB21 5BZ

CHEFFINS

Balsham Road

Fulbourn,
CB21 5BZ

A rather special opportunity to acquire a substantial individual modern detached house which provides exceptionally well proportioned and versatile living accommodation, together with a delightful generous plot, extensive courtyard style parking area and driveway leading to a large garage.

4 1 2

Guide Price £800,000





LOCATION

The property occupies a most pleasant non-estate position towards the edge of the village. The highly sought after village of Fulbourn which is conveniently located just 3 miles to the east of the university City of Cambridge and is so well placed for access to major routes and main line stations including Cambridge South, next to Addenbrookes Campus. Fulbourn also includes an excellent range of local amenities many of which are within easy walking distance.

COVERED PORCH

with front entrance door with sealed unit double glazed windows to side aspect with frosted glass and this leads to:

RECEPTION HALL

with radiator, staircase off to first floor and a large built-in storage/cloaks cupboard downstairs, further built-in shelved storage cupboard and door to:

CLOAKROOM

with low level w.c., and vanity style unit with wash hand basin, tiled splashbacks and cupboards below, sealed unit double glazed window to front aspect with frosted glass, natural wood style flooring.

LIVING ROOM

with feature central open brick fireplace with brick hearth, sealed unit double glazed windows to front aspect and side aspect and a pair of full height sealed unit double glazed doors leading to the gardens.

FAMILY ROOM

with double radiator, sealed unit double glazed windows to side and rear aspect overlooking the gardens.

KITCHEN/DINING ROOM

A delightful light and spacious room with inset single drainer one and a half bowl sink unit with mixer taps and cupboards below, integrated dishwasher, extensive range of fitted base units comprising work surfaces with cupboards and drawers beneath, range of glass fronted wall mounted storage units including a central recess with wine rack, integrated refrigerator and freezer with cupboards above, Rangemaster cooker with 5 gas points, warming plate to side, ovens beneath, and a large extractor cooker hood above, attractive part tiled walls, tiled floor, further fitted upright shelved storage cupboards with lattice doors, built-in shelved storage cupboard with radiator, sealed unit double glazed windows to side aspect and a pair of full height sealed unit double glazed doors leading to the paved terrace and gardens. Door to:

UTILITY ROOM

with inset stainless steel sink unit with mixer taps and cupboard below, space and plumbing beneath for automatic washing machine, wall mounted shelved storage cupboard and a wall mounted Vaillant gas fired boiler, ceramic tiled floor, sealed unit double glazed windows to rear aspect and a sealed unit double glazed door leading to paved terrace and gardens and an internal door which leads into Garage.

ON THE FIRST FLOOR

STAIRCASE LEADING TO A HALF-LANDING

with sealed unit double glazed windows to front aspect and further stairs leading up to the:

MAIN LANDING

with sealed unit double glazed windows to side aspect.

BEDROOM 1

with sealed unit double glazed windows to side and front aspect and wardrobes.

EN SUITE CLOAKROOM

with low level wc, wash hand basin, built in storage cupboard, shelved medicine cabinet, radiator and sealed unit double glazed windows to front aspect.

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4/STUDY

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

BATHROOM

A particularly spacious family bathroom with suite comprising bath, with shower attachment, wash hand basin, low level w.c. and bidet and a walk-in shower

with tiled walls, wall mounted shower unit and folding glazed door, wall mounted radiator/towel rail and further radiator, sealed unit double glazed windows to side aspect with frosted glass.

OUTSIDE

To the front of the property there is an extensive courtyard style parking area and driveway which leads to the GARAGE with up and over door, workshop area with fitted work bench to side and a further storage/garage area beyond with sealed unit double glazed windows to side aspect with frosted glass, light and power. Attractive garden area laid to lawn with shrubs around and wrought iron gates which provide access into the main gardens to the side and rear of the property. There is also a paved pathway leading by the side of the garage, with security lights, which in turn leads to a paved area where there is room for bin storage and access into the rear gardens.

To the side and rear of the property there is a delightful and generous garden which enjoys a high degree of privacy and seclusion and is mainly laid to lawn with a great variety of mature shrubs, bushes, trees and well stocked flower borders around. There is also a large paved terrace immediately adjacent to the property itself and a timber workshop/store and further large timber constructed storage shed with light and power and fitted work bench. There is outside tap, outside light and power socket.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	71	76
EU Directive 2002/91/EC		

Guide Price £800,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

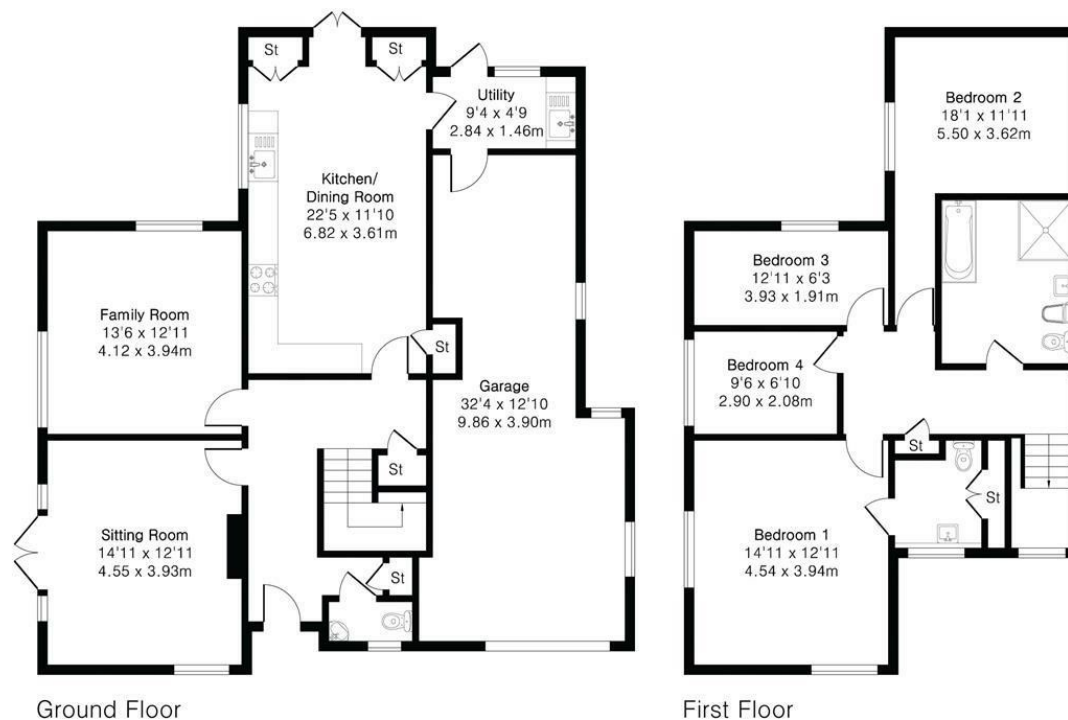
Council

Approximate Gross Internal Area 1633 sq ft - 152 sq m (Excluding Garage)

Ground Floor Area 848 sq ft - 79 sq m

First Floor Area 785 sq ft - 73 sq m

Garage Area 411 sq ft - 38 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.

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



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