


Pierce Lane, Fulbourn, CB21 5DL

CHEFFINS

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# Pierce Lane

Fulbourn,
CB21 5DL

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## Guide Price £500,000



- Detached Family Home
- Three Bedrooms
- Open Plan Living/Dining Room
- Garden Room
- In Need Of Sympathetic Improvement
- Lengthy Rear Garden
- Single Detached Garage & Off Road Parking
- Chain Free

An excellent opportunity to acquire this detached family home, offering significant scope for sympathetic improvement and modernisation throughout, set back from Pierce Lane and benefitting from a lengthy, mature rear garden and garage. The property occupies a highly sought-after position within the ever-popular village of Fulbourn, providing immediate access to local amenities, Arm Holdings, Addenbrooke's Hospital and major commuter links.









## LOCATION

Fulbourn is one of Cambridge's most sought-after villages, combining a strong sense of community with excellent day-to-day convenience. The property is positioned on Pierce Lane, within easy reach of the village centre which offers a range of local amenities including a butcher, bakery, convenience stores, public houses, cafés and highly regarded primary schooling, alongside a regular bus service into Cambridge. The property is particularly well placed for access to Addenbrooke's Hospital, the Cambridge Biomedical Campus and Arm Holdings, making it an attractive location for medical and technology professionals alike. Road links via the A11, A14 and M11 are readily accessible, while Cambridge city centre and Cambridge railway station provide excellent commuter connections, including services to London. The village also benefits from nearby green spaces, countryside walks and a well-regarded community atmosphere.

**PANELLED GLAZED ENTRANCE DOOR**
fitted with privacy glass leading into;

**ENTRANCE HALL**
with tile effect flooring, stairs rising to first floor accommodation with understairs storage cupboard, radiator, doors leading into respective rooms.

**CLOAKROOM**
comprising of a low level w.c. with hand flush, wall mounted gas fired Worcester Combi boiler providing hot water and heating for the property, double glazed window to front aspect.

**KITCHEN**
comprising a collection of both wall and base mounted storage cupboards and drawer with wash hand basin with separate hot and cold tap, drainer to side, tile splashback, vinyl work surface, tile effect flooring, double panelled radiator, pantry store with fitted timber shelving and water meter, double glazed windows to side and rear aspect, panelled glazed door leading onto side access.

**OPEN PLAN SITTING/DINING ROOM**
Dining area with vinyl tile effect flooring, double panelled radiator, double glazed window out onto rear garden, opening through into Sitting Room with gas fireplace, tiled surround and hearth, double panelled radiator, vinyl tile effect flooring, double glazed window to front aspect, panelled glazed door with side windows leading through into:

**SUN ROOM**
with windows and glazed double doors out onto garden.

**ON THE FIRST FLOOR**

**LANDING**
with loft access, radiator, exposed timber flooring, double glazed window to front aspect, airing cupboard with fitted shelving, doors leading into respective rooms.

**SHOWER ROOM**
comprising of a two piece suite with shower cubicle with wall mounted electric Powershower accessed via a glazed door, wash hand basin with hot and cold mixer tap, tiled splashback, radiator, vinyl tile flooring, double glazed window to front aspect.

**SEPARATE W C**
with low level w.c. and hand flush, vinyl flooring, double glazed window fitted with privacy glass out onto side aspect.

**BEDROOM 1**
exposed timber flooring, double panelled radiator, double glazed window overlooking garden.

**BEDROOM 2**
built-in wardrobes fitted with railings and shelving, exposed timber flooring, double panelled radiator, double glazed window overlooking garden.

**BEDROOM 3**
with expose timber flooring, double panelled radiator, full width set of double glazed windows overlooking front aspect.

**OUTSIDE**
To the front the property is approached off Pierce Lane via a dropped kerb leading onto a gravelled driveway, the front garden being principally laid to lawn enclosed via mature hedging. The front drive extends further down the side of the property to provide access to the garage.

To the rear of the property is an extensive garden principally laid to lawn with a paved pathway hugging the rear part of the property. DETACHED SINGLE GARAGE accessed via up and over door, gravelled driveway in front, the garden benefiting from a number of mature Cherry Blossom trees, either side the property is bordered by mature hedging covering timber fencing, apple tree, paved pathway leading centrally down the garden. To the very rear the property is bordered once more by mature hedging and timber fencing and benefiting from the view over some mature trees to the rear.



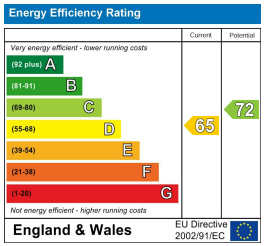













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Tenure - Freehold

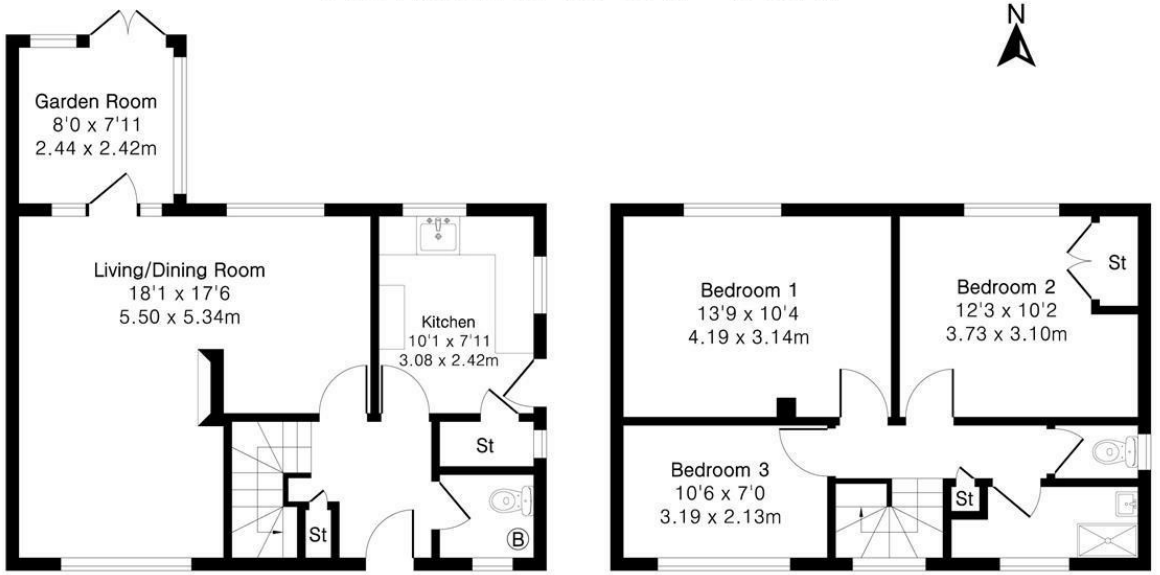
Council Tax Band - E

Local Authority - South Cambridgeshire District Council

## Approximate Gross Internal Area 994 sq ft - 92 sq m

Ground Floor Area 531 sq ft – 49 sq m

First Floor Area 463 sq ft – 43 sq m




Ground Floor

First Floor

PINK PLAN

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: 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.

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