



Pierce Lane, Fulbourn, CB21 5DL

CHEFFINS

Pierce Lane

Fulbourn,
CB21 5DL

- Semi-Detached Residence
- Three Bedrooms
- Large Ground Floor Shower-Room Suite
- Two Reception Rooms
- Lengthy Rear Garden
- Chain Free

An established semi-detached residence, cleverly extended and offering excellent scope for sympathetic improvement and modernisation, benefiting from a generous and mature rear garden together with off-road parking. The property occupies a particularly attractive and highly sought-after position within the well-served village of Fulbourn, enjoying convenient access to Addenbrooke's Hospital, ARM, and Cambridge city centre. Offered with no onward chain.



Guide Price £425,000





LOCATION

Pierce Lane occupies a particularly attractive and well-regarded position within the popular village of Fulbourn, located to the southeast of Cambridge. The village offers an excellent range of everyday amenities including a local Co-op, independent shops, public houses, a primary school, nursery, and a well-supported community centre. Fulbourn is especially well placed for Addenbrooke's Hospital and the Cambridge Biomedical Campus, both of which are easily accessible by car, bicycle, or via regular bus services. Cambridge city centre is also within straightforward reach, while Cambridge railway station provides fast and frequent services to London King's Cross and Liverpool Street. The surrounding countryside offers pleasant walking routes and open green spaces, contributing to the village's strong sense of community while retaining excellent connectivity to the city and beyond.

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation with understairs storage cupboard, double glazed window to front aspect, door leading into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob with tiled splashback, extractor hood above and integrated oven below, space for low level fridge, wood effect flooring, inset LED downlighters, double glazed window to side aspect, doors leading through into respective rooms.

DINING ROOM

with coved ceiling, radiator, tiled fireplace and hearth, double glazed French doors leading out onto garden, opening through into:

SITTING ROOM

with coved ceiling, gas fireplace with tiled surround and hearth, fitted shelving in recess of chimney breast, radiator, double glazed window to front aspect.

GROUND FLOOR SHOWER ROOM

accessed off rear entrance lobby and comprises of a three piece suite with large walk-in shower cubicle, dual wall mounted shower head and glazed shower screen, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tile effect flooring, coved ceiling, extractor fan, wall and base mounted storage cupboards, double panelled radiator, double glazed window to side aspect.

ON THE FIRST FLOOR

LANDING

with loft access, double glazed window to side aspect, doors leading into respective room.

BEDROOM 1

coved ceiling, radiator, former fireplace, panelled door leading into overstairs storage cupboard, double glazed windows to front aspect.

BEDROOM 2

with feature fireplace with wooden mantel, coved ceiling, fitted timber shelving, radiator, double glazed window to rear aspect.

BEDROOM 3

with radiator, double glazed window overlooking garden.

OUTSIDE

To the front the property is approached off Pierce Lane via a dropped tarmac kerb leading onto a paved driveway with enough parking for two vehicles. The front driveway is enclosed via some mature hedging and well stocked bedding adjacent to the front entrance door.

To the rear of the property is an extensive garden principally laid to lawn with a paved patio area led directly off the rear part of the property, timber storage shed, wealth of mature shrubs and plants, well stocked bedding.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £425,000

Tenure - Freehold

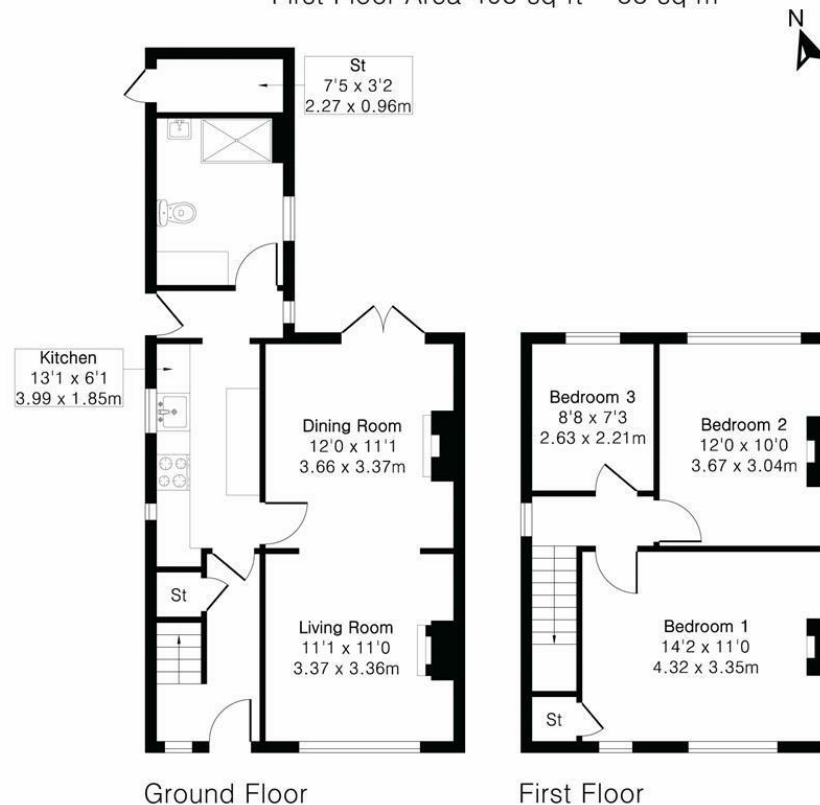
Council Tax Band - D

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 940 sq ft - 87 sq m

Ground Floor Area 532 sq ft - 49 sq m

First Floor Area 408 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: 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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