



Station Road, Fulbourn, CB21 5ER

CHEFFINS

Station Road

Fulbourn,
CB21 5ER

An exciting and rare opportunity to acquire a substantial, detached residence, individually designed and constructed in 1972 and not having come onto the market since. This family home provides exceptional, well-proportioned and versatile living accommodation extending to just under 2000 sqft. The delightful generous mature plot extends in all to approximately 0.3 of an acre and is a rather special feature, enjoying a high degree of privacy and seclusion and backing onto farmland. The property is being sold with the benefit of no onward chain.

4 2 2

Guide Price £850,000





LOCATION

The property occupies a most pleasant non-estate position within easy reach of the heart of the village. The highly sought after village of Fulbourn provides an excellent range of local amenities including shops, schooling, inns and a parish church. The village is conveniently placed just three miles east of the university city of Cambridge, is close to major routes and mainline stations, and is a just a 10 minute drive from the Addenbrooke's Campus.

DOOR

into:

ENTRANCE HALL

with doormat inset, radiator, understairs storage cupboard, stairs to first floor, access into various rooms.

LIVING/DINING/FAMILY ROOM

A wonderful open plan principal reception room with upvc double glazed windows overlooking rear of the property, feature fireplace, radiator. Upvc double glazed window overlooking the front of the property, tiled floor in bay extension and carpeted in main area.

STUDY

carpeted, upvc double glazed window overlooking the front of the property, radiator.

KITCHEN

with tile effect laminate flooring, a range of wall and floor units with laminate worktop, part tiled walls, space for fridge, space for oven, double stainless steel sink and drainer with mixer tap, integrated Bosch dishwasher, drawers with soft close feature, extractor fan, downlight, radiator, part tiled walls, pantry cupboard, upvc double glazed door out onto terrace area and rear garden and door into:

UTILITY ROOM

with tiled flooring, a range of floor units with laminate worktop, space and plumbing for washing machine and dryer, space for fridge/freezer, stainless steel sink and drainer, electric heater, upvc double glazed door out onto terrace and rear garden, upvc double glazed windows overlooking the rear of the property and upvc

double glazed stained glass window overlooking side of the property, downlight, extractor fan, part tiled walls.

SHOWER ROOM

with tiled floor and walls, three piece suite comprising of walk-in tiled shower, wash hand basin, low level w.c., upvc double glazed frosted window overlooking the side of the property, downlight, storage cupboards.

ON THE FIRST FLOOR**LANDING**

upvc double glazed window overlooking side of the property, downlight, access into loft space and various rooms including:

PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking the side of the property, radiator, downlight, wall lights, wash hand basin with a range of storage drawers and cupboards as well as built-in wardrobe with hanging rail and shelving.

BEDROOM 2

carpeted, upvc double glazed window overlooking front of the property, radiator, access into:

STORAGE ROOM

carpeted, downlight and batteries for SOLAR PANELS offering useful storage space but could easily be converted into walk-in wardrobes.

BEDROOM 3

carpeted, upvc double glazed window overlooking rear of the property, radiator.

BEDROOM 4

carpeted, upvc double glazed window overlooking front of the property, radiator.

BATHROOM

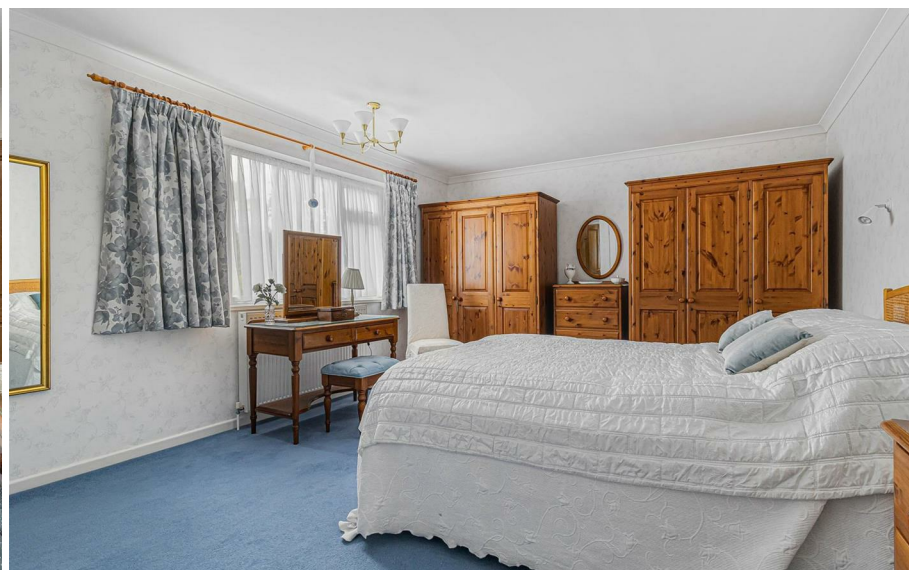
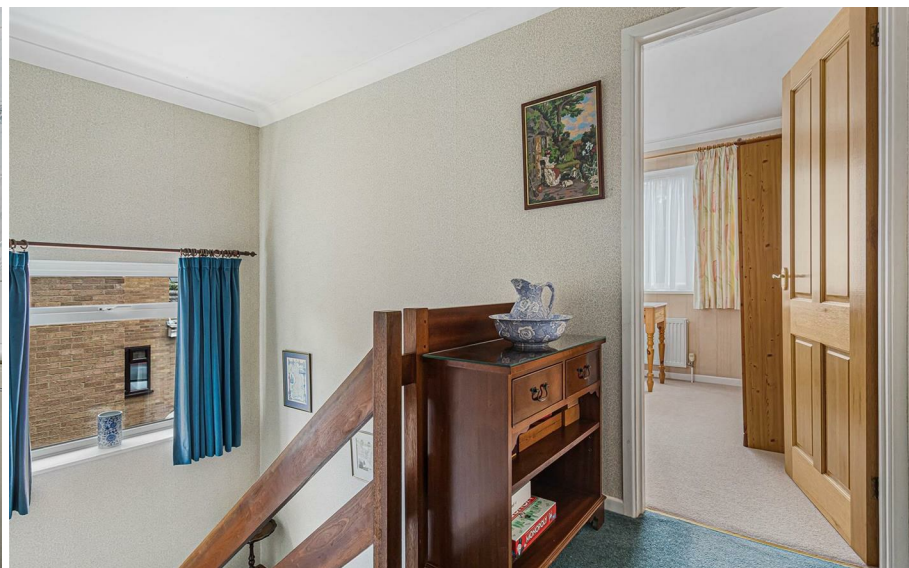
with laminate flooring, tiled walls, three piece suite comprising bath with shower over, low level w.c., wash hand basin with storage cupboards beneath, airing cupboard with shelving, hot water tank, panel with hot water controls, radiator, upvc double glazed frosted window overlooking the side of the property, downlight.

OUTSIDE**FRONT**

The property is approached via shingle driveway offering off-road parking and ELECTRIC CAR CHARGING POINT for multiple vehicles with borders containing a variety of rose bushes, part of the front garden is laid to astro-turf, DOUBLE GARAGE with electric up and over door, pathways leading down to the rear garden from both sides.

REAR

The delightful generous mature rear gardens enjoy a high degree of privacy and seclusion with paved terrace area perfect for outside seating and al fresco dining. The garden is predominantly laid to lawn with borders containing a variety of trees, shrubs and hedges. Fully enclosed, orchard containing apple and plum trees, two timber storage sheds and all backing onto farmland.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire District Council



**Approximate Gross Internal Area 1984 sq ft - 184 sq m
(Excluding Garage)**

Ground Floor Area 1058 sq ft – 98 sq m

First Floor Area 926 sq ft – 86 sq m

Garage Area 294 sq ft – 27 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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.



CHEFFINS