



Cow Lane, Fulbourn, CB21 5HB

CHEFFINS

Cow Lane

Fulbourn,
CB21 5HB

An exciting opportunity to acquire an established modern semi detached house providing versatile and cleverly designed accommodation together with an attractive enclosed rear garden and long driveway to the side leading to a garage with utility/storage room to rear.

LOCATION

The property occupies an outstanding non-estate position in a picturesque lane, considered to be one of the most desirable settings within the village. Fulbourn is a highly sought after and most desirable village, steeped in history and well known for its enchanting and thriving village centre. There are a vast range of local amenities many which are within easy walking distance and include a coffee shop, Co-op supermarket, Inns/restaurants, a butchers, farm shop and a recreation ground with community centre. There are also schooling options including pre-school and primary schools along with Independent schooling. The village is also well placed just 3 miles to the east of the city and is within easy reach of major routes and main line station.

3 1 2

Guide Price £585,000





COVERED PORCH

with outside light, sealed unit double glazed front entrance door to:

L-SHAPED ENTRANCE HALL

with natural wood style flooring, built-in storage cupboard downstairs, staircase off to first floor, radiator, door off to:

CLOAKROOM

with coat hooks, radiator, wash hand basin, low level w.c., part tiled walls, sealed unit double glazed window to front aspect.

L-SHAPED PRINCIPAL RECEPTION ROOM

with tiled fireplace and coal effect fire, sealed unit double glazed windows to front aspect and rear aspect, full height sealed unit double glazed patio doors leading to paved terrace and rear garden, further radiator.

KITCHEN

with inset stainless steel sink unit with mixer taps, cupboards below, worktop to side with space and plumbing beneath for washing machine, space for gas cooker with extractor cooker hood above, further base units comprising worktops with cupboards and drawers below, space for refrigerator, wall storage cupboards, sliding door to a shelved pantry with window to side aspect and from the kitchen is a sealed unit double glazed door leading to driveway to side and gardens. Archway leads to:

DINING ROOM

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

ON THE FIRST FLOOR

LANDING

with trap door to roof space.

BEDROOM 1

with extensive range of fitted wardrobes, sealed unit double glazed windows to rear aspect overlooking the gardens, radiator.

BEDROOM 2

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

BEDROOM 3

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

SHOWER ROOM

with fitted shower cubicle, separate wall mounted electric shower unit, vanity style unit with wash hand basin, cupboards below, sealed unit double glazed windows to front aspect with frosted glass, walk-in shelved airing cupboard which also has a radiator and a wall mounted gas fired boiler.

SEPARATE CLOAKROOM

with low level w.c., sealed unit double glazed window to side aspect with frosted glass.

OUTSIDE

To the front of the property there is a garden laid to lawn with well stocked borders and shrubs around and a long driveway to side which leads to the GARAGE with up and over door, power and light. Venting for tumble dryer available in the separate outhouse.

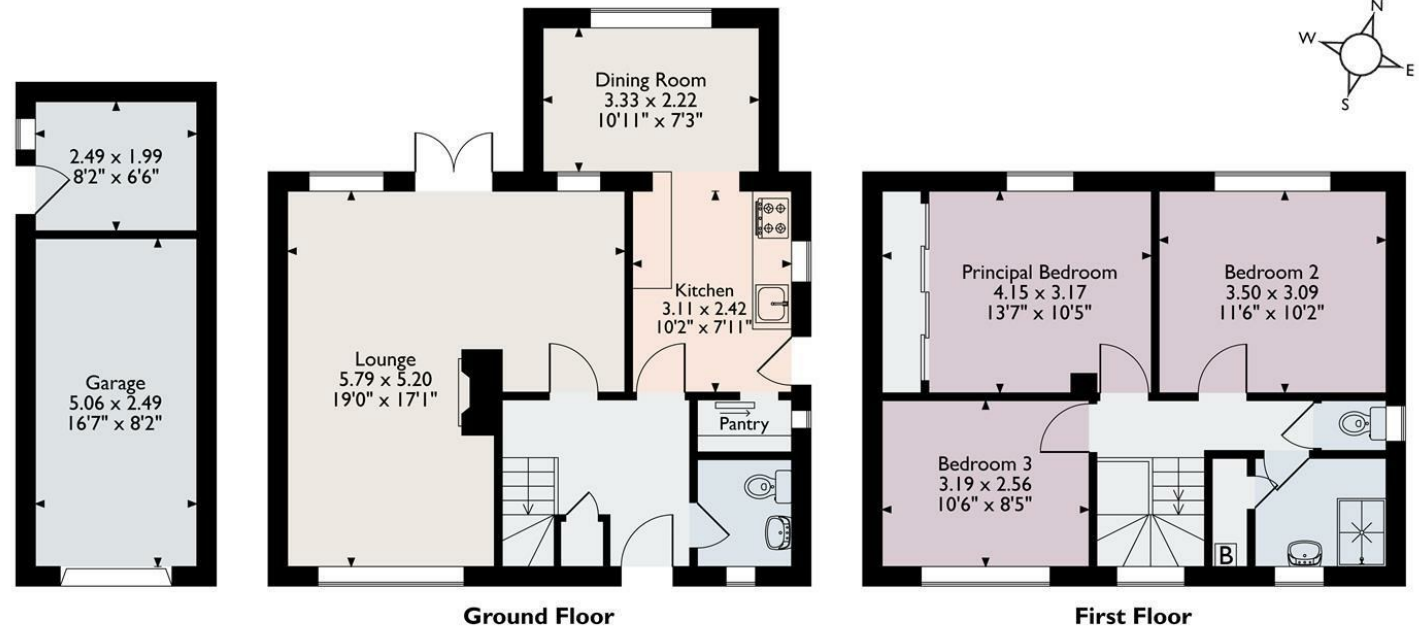
To the rear of the property there is a delightful enclosed garden laid to lawn with a variety of mature shrubs and bushes, well stocked borders around. There is also a paved terrace immediately adjacent to the property itself and outside tap and pathway leading to the GARAGE and door leading to a utility/store room set to the rear of the garage with light and power and window to side aspect. Gated access from the driveway to side.

AGENTS NOTE

The property and outbuildings have been updated in the last year.



Cow Lane, Fulbourn, Cambridge, Cambridgeshire
 Approximate Gross Internal Area
 Main House = 98 Sq M/1054 Sq Ft
 Garage/Outbuilding = 18 Sq M/194 Sq Ft
 Total = 116 Sq M/1248 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	67
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £585,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

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.

