High Street, Fulbourn, CB21 5DH

CHEFFINS

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High Street

Fulbourn,
CB21 5DH

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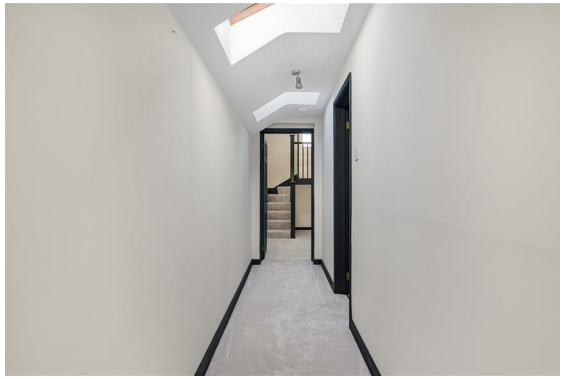
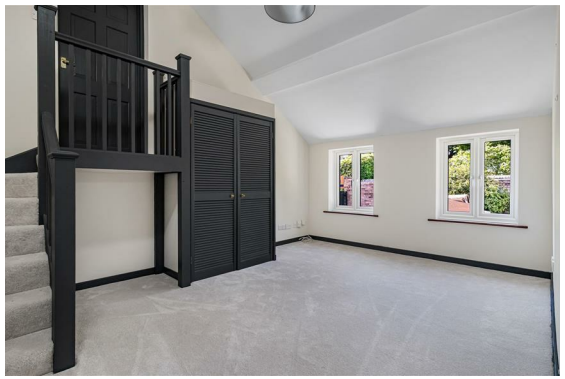
Guide Price £500,000

- Unique Detached Residence
- Prime Central Village Location
- Off Road Parking & Garage
- Four Bedrooms
- Kitchen With High Vaulted Ceilings
- No Onward Chain
- Recently Updated Through-Out
- Air Source Heat Pump
- New Windows & Doors Through-Out
- Underfloor Heating Throughout the Ground Floor

An excellent opportunity to acquire a unique detached family home, offering well-proportioned accommodation arranged over two floors, including a most atmospheric principal bedroom suite with vaulted ceiling and en suite. The property benefits from a low-maintenance front garden and rear courtyard and occupies a prominent, highly convenient position in the well-served village of Fulbourn. Offered for sale with no onward chain.





LOCATION

Fulbourn is a highly sought-after and desirable village, steeped in history and well known for its enchanting and attractive village centre. The village enjoys a vast range of local amenities that are just a short walk away, including a coffee shop, village shop and post office (Co-op), public houses/inns, a butcher, and farm shop, as well as a recreation ground, community centre, and sporting facilities. Another huge attraction is the fantastic schooling options. There are multiple pre-school and primary school options, and the village is in the catchment area for the highly regarded Ofsted "outstanding" Bottisham Village College. Hills and Long Road sixth form centres and a vast range of private schools are available in Cambridge. Mainline railway stations at Cambridge and Cambridge North are easily accessed via car and bicycle and provide fast services to Kings Cross and Liverpool Street. Major road routes A14, M11, and the A1 are also easily accessible.

STORM PORCH
covering the panelled glazed entrance door leading through into:

ENTRANCE HALL
with cupboard housing main electrics, wall and ceiling mounted lighting, Velux skylights running down the main corridor, panelled glazed set of double doors leading through into:

OPEN PLAN SITTING/DINING ROOM
Dining area with wood burning stove, open brick surround and chimney breast with wooden mantel and brick hearth, LED downlighters, wall mounted uplighting, double glazed sliding doors leading out onto courtyard area, opening through to Sitting Room with stairs rising to first floor accommodation, wall mounted uplighting, double glazed set of sliding doors leading out to front aspect, panelled door leading through into:

KITCHEN/BREAKFAST ROOM
Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with a soft closing feature, stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space for cooker with glazed splashback, extractor hood above, space for American style fridge/freezer, space and plumbing for washer/dryer. The kitchen extends round to form a peninsular where there is space and plumbing for dishwasher and further washing machine. This room benefits from high vaulted ceilings, Velux skylight, timber beams with pendant lighting, tile effect flooring, window and set of glazed French doors leading out onto front aspect.

BEDROOM 1
with high vaulted ceiling, built-in wardrobe, windows to front aspect, skylight to side aspect, set of stairs rising to panelled glazed door and in turn leading into:

ENSUITE BATHROOM
which comprises of a four piece suite with panelled bath, separate hot and cold bath taps, low level w.c. with hand flush, bidet with separate hot and cold tap, wash hand basin with separate hot and cold tap, decorative tiled surround, fitted storage cupboards, eaves storage fitted with railings and shelving, wall mounted radiator and window to front aspect.

BEDROOM 3
with loft access, built-in wardrobes fitted with railings and shelving, windows to front aspect.

FAMILY BATHROOM
comprising a three piece suite with shower cubicle with dual wall mounted shower head and a glazed shower partition, low level w.c. with hand flush, wash hand basin with separate hot and cold taps with tiled splashback, wood effect flooring, heated towel rail, loft access, storage cupboard with fitted shelving, double glazed window fitted with privacy glass out onto front aspect.

ON THE FIRST FLOOR

LANDING
with cupboard, Velux skylight to front, panelled doors leading through into respective rooms.

BEDROOM 2
with built-in wardrobes and radiator, double glazed units to front aspect.

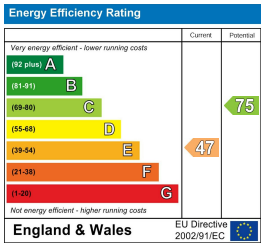
BEDROOM 4
with vaulted ceiling, exposed timber beams, built-in storage cupboard fitted with railings and shelving, loft access, Velux skylight, double glazed units to front aspect.

OUTSIDE
To the front, the property is approached from the High Street via a dropped kerb and timber gates, opening onto a gravelled driveway that provides multiple parking spaces and access to an adjoining garage via an up-and-over door. The remainder of the front garden is paved, offering generous space for both relaxation and entertaining, with access available from the kitchen/breakfast room as well as the sitting room.

To the rear, a charming and enclosed courtyard, accessed from the dining room, provides a private and peaceful outdoor space.

AGENTS NOTE
The current owners have completed a comprehensive series of works to improve the efficiency of the home and a new EPC is due to be completed.

Approximate Gross Internal Area 1517 sq ft - 141 sq m
(Excluding Garage)
Ground Floor Area 1085 sq ft – 101 sq m
First Floor Area 432 sq ft – 40 sq m
Garage Area 147 sq ft – 14 sq m



Guide Price £500,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire District Council

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.