



Pettits Close, Fulbourn, CB21 5BJ

CHEFFINS

Pettits Close

Fulbourn,
CB21 5BJ

An exciting opportunity to acquire a rather special detached modern house which has been sympathetically improved and extended in more recent times and now provides most stylish and beautifully presented accommodation including a ground floor bedroom with en-suite shower/dressing room together with three bedrooms and bathroom on the first floor. The property also has the benefit of delightful enclosed gardens, integrated garage/store and driveway/parking area.

4 2 2

Guide Price £750,000





LOCATION

The property occupies an outstanding and tranquil position in a highly sought after residential cul-de-sac, just off Ludlow Lane and close to the heart of this thriving and most desirable village conveniently located just three miles to the east of the university City of Cambridge, and is so well placed for access to major routes and main line stations including Cambridge South, next to the Addenbrookes Campus. Fulbourn also includes an excellent range of local amenities many of which are within easy walking distance.

WIDE ALUMINIUM KLOEBER ENTRANCE DOOR

which leads to:

ENTRANCE HALL

with high semi-vaulted ceiling, sealed unit double glazed windows to front aspect with shutters and full height sealed unit triple glazed window to the side of the entrance door, feature solid slate tiled floor, opening to:

INNER HALL

with wall mounted contemporary style radiator, woodblock floor, staircase off to first floor, door leading to principal reception room.

CLOAKROOM

with low level w.c., solid slate tiled floor, part ceramic tiled walls, coat hooks and glass block internal window with frosted glass, extractor fan.

DOOR FROM INNER HALL

also leads to self-contained ground floor suite.

PRINCIPAL RECEPTION ROOM

A delightful light and spacious open plan sitting/dining room with a feature central wood burning stove set on a solid slate hearth, woodblock flooring, two contemporary style wall mounted radiators, sealed unit double glazed windows to side aspect and full height sealed unit double glazed doors leading to paved terrace and gardens, door to:

SPACIOUS STORAGE ROOM

with recessed shelving, woodblock floor, further large built-in storage/cloaks cupboard with light and coat hooks.

DOOR FROM MAIN ENTRANCE HALL

leading through to:

KITCHEN/DINING ROOM

A most stylish and light and spacious kitchen/breakfast room with a high semi-vaulted ceiling with sealed unit double glazed Velux windows with blind and further sealed unit double glazed windows to front aspect with shutters. Range of attractive and contemporary style units incorporating an inset stainless steel sink with mixer taps and cupboards below, integrated dishwasher, further base units comprising solid oak work surfaces with cupboards and drawers beneath, integrated AEG 4 point

gas hob with concealed extractor cooker hood above and an AEG oven below, further full height shelved storage cupboards and range of wall storage cupboards, space for upright fridge/freezer, solid slate floor, wall mounted contemporary style radiator, full height sealed unit double glazed windows to rear aspect and doors which lead to the delightful covered terrace ideal for al fresco dining and enjoying total privacy and seclusion.

GROUND FLOOR SUITE

comprises:

BEDROOM

with contemporary style wall mounted radiator and full height sealed unit double glazed windows overlooking the paved courtyard area and gardens and full height sealed unit double glazed doors leading to the secluded garden.

ENSUITE SHOWER ROOM/DRESSING ROOM

with a walk-in tiled shower cubicle with wall mounted shower unit with a fixed head shower and a hand held shower, glazed screen to side, wash hand basin with mixer taps and drawers beneath, wall mirror above, recess with a wall mounted gas fired boiler and an extensive range of fitted wardrobes and shelved storage cupboards, Karndean floor, sealed unit double glazed window with frosted glass to front aspect.

ON THE FIRST FLOOR

LANDING

with double glazed windows to side aspect with fitted shutters, door to:

PRINCIPAL BEDROOM

with sealed unit double glazed windows to front and rear aspect with fitted shutters, radiator, extensive range of built-in wardrobes and storage cupboards.

BEDROOM 2

with radiator, sealed unit double glazed windows to side and rear aspect with fitted shutters and an extensive range of fitted wardrobes and shelved storage cupboards with full height mirror fronted doors.

BEDROOM 3

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

BATHROOM

with white suite comprising bath with mixer taps, ceramic tiled walls around, wall mounted shower unit above and glazed shower screen, wash hand basin and low level w.c., extensive range of fitted cupboards, shelf above, contemporary style radiator/towel rail, ceramic tiled walls around, trap door to roof space and sealed unit double glazed windows with frosted glass to side aspect.

OUTSIDE

To the front of the property there is an extensive courtyard style off-street parking area with storage cupboards adjacent and a further parking space/brushed concrete driveway leading to INTEGRAL GARAGE which is suitable for bike storage with work bench, space and plumbing for washing machine and a loft ladder which leads to a useful loft storage area. There is also light and power.

Attractive garden area to side with well stocked borders and a variety of shrubs and a paved recess with space for bin storage.

The delightful and enclosed gardens have been landscaped with ease of maintenance in mind and there is an extensive paved courtyard style area to side and rear with a wonderful array of mature shrubs, trees and climbing plants as well as well stocked borders around. The garden enjoys a high degree of privacy and seclusion and also has the considerable benefit of a glass veranda to side with covered glass panels which enjoys wonderful seclusion and is ideal for al fresco dining and relaxation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		

Guide Price £750,000

Tenure - Freehold

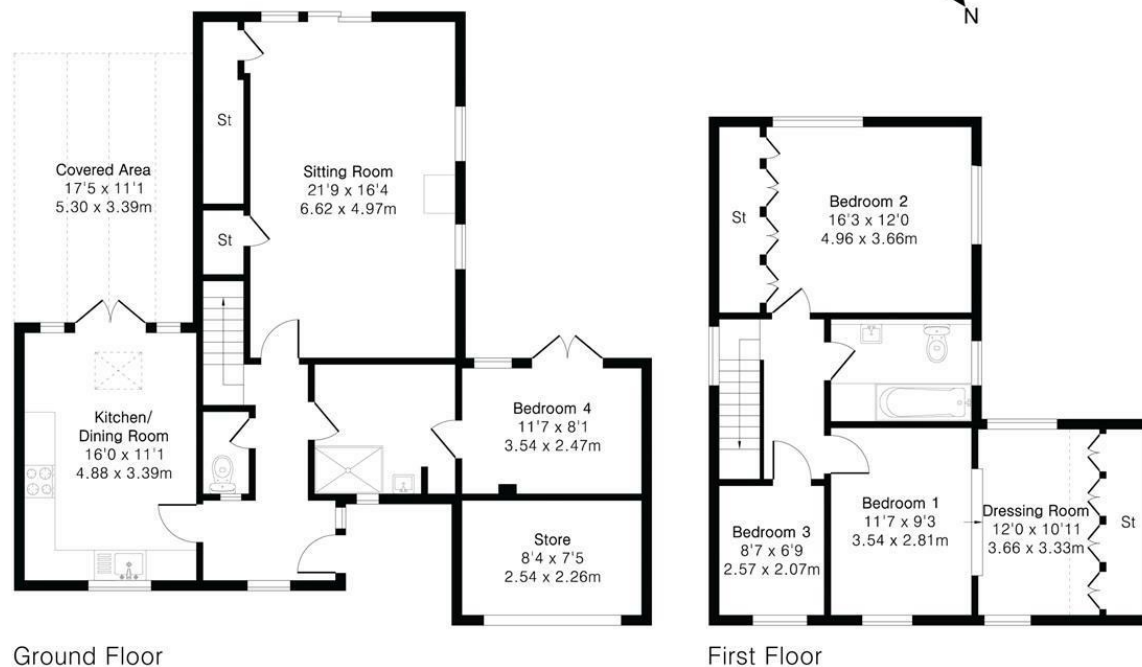
Council Tax Band - E

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1570 sq ft - 145 sq m

Ground Floor Area 919 sq ft - 85 sq m

First Floor Area 651 sq ft - 60 sq m



Ground Floor

First Floor



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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



CHEFFINS