



Northfield, Cambridge, CB21 5EW

**CHEFFINS**

## Northfield

Fulbourn, Cambridge,  
CB21 5EW

A substantial, modern detached single-story home, providing exceptionally versatile and cleverly designed accommodation, together with the most attractive part-walled corner plot, which has been designed and landscaped with ease of maintenance in mind, and there is also a driveway/off-street parking area to the front and garden store.

3 2 2

**Guide Price £495,000**





## LOCATION

The property occupies an outstanding and tranquil position at the beginning of a highly sought-after small, select cul-de-sac, close to the heart of the village and is situated near to the church. Fulbourn is a most desirable and popular village, just 3 miles east of the university city of Cambridge. The village provides a vast range of local amenities, including shops, health centre, primary school, and restaurants.

**COVERED PORCH**

with outside light and entrance door to:

**RECEPTION HALL**

with trap door to roof space, radiator, built-in airing cupboard and further built-in shelved linen cupboard, door to:

**LIVING ROOM**

with sealed unit double glazed windows to side aspect and full height sealed unit double glazed patio doors leading to paved terrace and gardens, two radiators, feature central marble fireplace with electric coal effect fire, marble hearth, timber surround and mantel, archway to:

**DINING ROOM**

with radiator, sealed unit double glazed windows to rear aspect, door to:

**KITCHEN**

with inset stainless steel sink unit with mixer taps and cupboard below, space and plumbing for dishwasher, extensive fitted base units to side with worktops with space and plumbing for washing machine, cupboards and drawers below, integrated Bosch oven and 4 point Bosch ceramic hob with extractor cooker hood above, range of wall storage cupboards and part ceramic tile walls, radiator, full height broom/storage cupboard, space for upright fridge/freezer and recess with wall mounted Vaillant gas fired boiler, sealed unit double glazed windows to side aspect and sealed unit double glazed door leading to paved terrace and garden.

**BEDROOM 1**

with radiator, sealed unit double glazed windows to front aspect, extensive range of fitted wardrobes with drawers beneath and door to:

**ENSUITE SHOWER ROOM**

with a walk-in tiled shower area with wall mounted shower unit, vanity style unit with inset wash hand basin, cupboards below, wall mirror, electric striplight/shaver socket, low level w.c., sealed unit double glazed windows to rear aspect with frosted glass, and heated towel rail/radiator.

**DOUBLE GLAZED DOOR FROM BEDROOM**

leads to:

**GARDEN ROOM**

A very versatile living space which could also be converted to a dressing room to the main bedroom and has sealed unit double glazed windows to side aspect and full height sealed unit double glazed patio doors leading to side garden.

**BEDROOM 2**

with radiator, full height fitted wardrobes and shelved storage cupboard to side, sealed unit double glazed windows to side aspect.

**BEDROOM 3**

with radiator, sealed unit double glazed windows to side aspect, two pairs of fitted double wardrobes with drawers beneath.

**BATHROOM**

with white suite comprising bath with separate wall mounted shower unit above, ceramic tiled walls around and glazed shower screen, low level w.c.

and wash hand basin with cupboards beneath, radiator/towel rail, electric shaver socket and sealed unit double glazed windows with frosted glass.

**OUTSIDE**

To the front of the property there is a garden area with a great variety of mature shrubs and a brick paviour driveway and parking area to side which in turn leads to a garden store, gateway to side leading into one garden area and further gateway which leads into the walled garden area which includes a paved terrace and a variety of mature shrubs, bushes and trees around and also enjoys a high degree of privacy and seclusion. There is also a paved area with bin storage space.


To the other side of the property there is a further secluded part walled garden which is paved and partly covered with a shrub covered pergola above, greenhouse and garden shed and raised vegetable borders and various shrubs.

A pebblestone pathway leads around the rear of the property with further shrubs and gated access to a further pebblestone pathway and garden area with raised borders and mature shrubs and hedgerow to side.

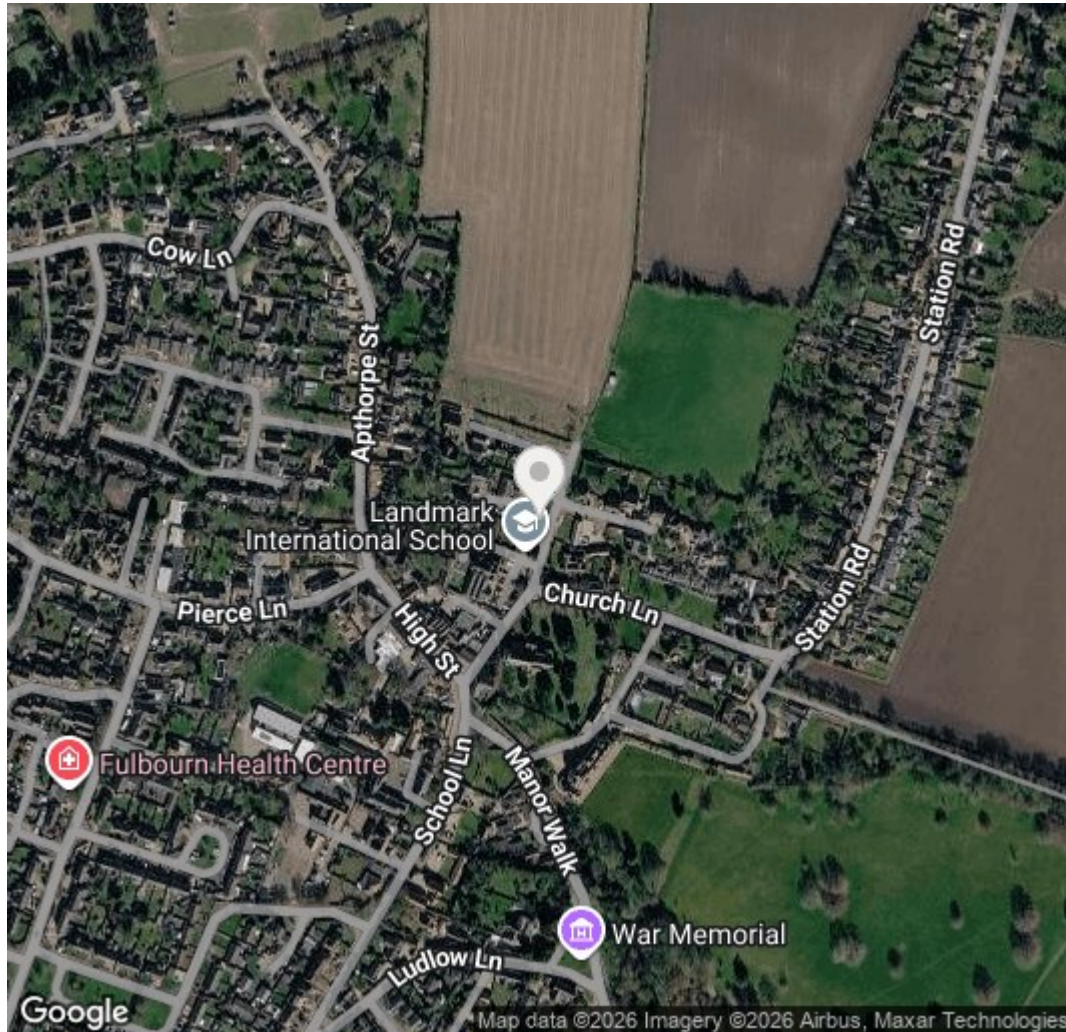
**AGENT'S NOTE**

The property has solar panels on a feed-in tariff.



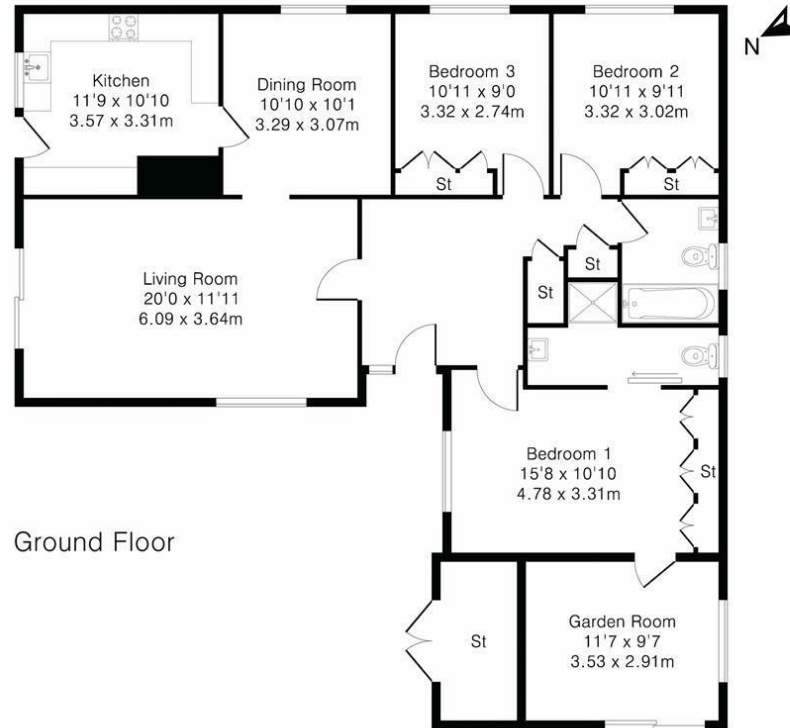
| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | 78                         | 81  |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

Guide Price £495,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire





Approximate Gross Internal Area 1268 sq ft - 118 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

