



HUNTSMILL, FULBOURN

Guide Price: £500,000

This is an immaculately presented, extended and improved three-bedroom semi-detached home, situated in the village of Fulbourn. The property has been thoughtfully enhanced over the years to create a superb family home with versatile living space.

Features

- ✓ Off-Street Parking
- ✓ Open Plan Kitchen
- ✓ Beautifully Landscaped Garden
- ✓ Ensuite Shower
- ✓ Extended Property
- ✓ Home Office



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We are delighted to offer this immaculately presented, extended and improved three-bedroom semi-detached home, situated in the increasingly popular village of Fulbourn. Purchased by the current owner in 1997, the property has been thoughtfully enhanced over the years to create a superb family home with versatile living space.

The accommodation includes a stunning open-plan kitchen/dining area with additional lounge space, three bedrooms of which two are double bedrooms (one with en-suite), a home office, ground floor cloakroom, beautifully landscaped rear garden, and off-street parking.

Ground Floor

Upon entering via the porch, the cloakroom is located to the left, comprising a WC, wash basin and radiator.

The hallway leads to the front-aspect lounge, featuring a window to the front, a feature electric fire, and oak-finished French doors opening into the dining area.

The dining area forms part of a fantastic open-plan kitchen/dining space, ideal for modern family living and entertaining.

The kitchen is fitted with a good range of wall and base units, complemented by a central island with induction hob and extractor above. Additional features include a built-in oven, grill and microwave, space for a fridge freezer, and plumbing for a washing machine.

To the rear of the property, within the extended section, is a cosy lounge area with French doors and windows overlooking the garden, enhanced by two roof lights allowing for an abundance of natural light. From the dining area, a door leads to the home office, which was converted from part of the original garage in 2024. The remaining section of the garage provides excellent storage, ideal for bicycles and outdoor equipment.

First Floor

Bedroom One: Generous double bedroom with built-in wardrobe space, front-aspect window, and en-suite shower room. En-suite comprising a shower cubicle, WC, wash basin and heated towel rail.

Bedroom Two: Further double bedroom with window to rear aspect.

Bedroom Three: Single bedroom with window to front aspect.

Family Bathroom: Bath with shower over, WC, wash basin, heated towel rail, and window to rear aspect.

There is an airing cupboard with storage is located off the landing and there is further additional storage over the stairs.

Outside

To the front of the property are mature shrubs and off-street parking for two cars.

The south-facing rear garden has been beautifully landscaped, featuring mature planting, a covered decked terrace ideal for outdoor dining, and a gazebo positioned in the corner, creating a wonderful space for relaxation and entertaining.

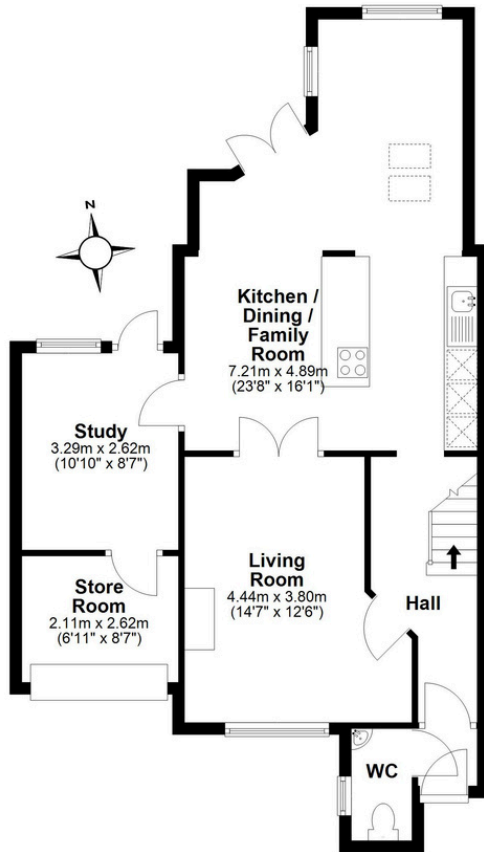
Fulbourn

The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, piano repair shop, used-car forecourt and takeaways. There are 3 pubs serving the village, The Six Bells, The White Hart and finally The Hat & Rabbit. There is also a Village Library located on Haggis Gap. Fulbourn Health Centre is also located on Haggis Gap. This vivacious village is an attractive destination with a distinct community feeling and reminiscent of a classic English village. Fantastic position to the city centre but with all the benefits of being in a popular and idyllic location.

Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long walks and enjoying the wildlife in the Fen. Furthermore, The Fulbourn Greenway will be an active travel route to make it easier for walkers, cyclists and horse riders to travel from Fulbourn into Cambridge.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

Main area: approx. 62.8 sq. metres (675.8 sq. feet)
Plus store room, approx. 5.5 sq. metres (59.4 sq. feet)

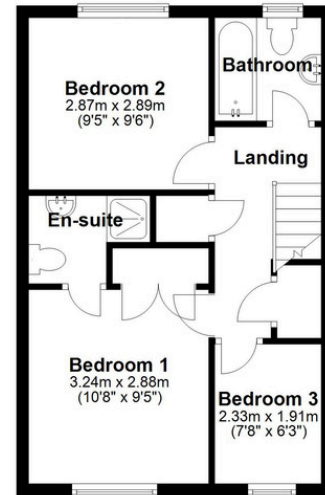


Main area: Approx. 100.4 sq. metres (1080.4 sq. feet)

Plus store room, approx. 5.5 sq. metres (59.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Approx. 37.6 sq. metres (404.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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TENURE: FREEHOLD

SIZE: 1080.4 SQFT

EPC BAND: C

COUNCIL TAX BAND: E

LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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