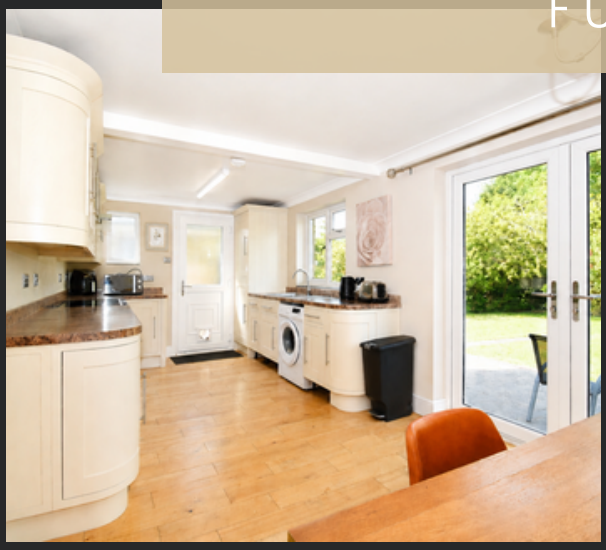


CAMBRIDGE ROAD, FULBOURN



Guide Price: £500,000

This is a superb Four-Bedroom Home, occupying a generous plot with a large mature rear garden, garage and extensive off-road parking for several vehicles with excellent scope to extend (STP).



Features

- No Onward Chain
- Large Driveway
- Scope to Extend (STP)
- Garage
- Generous Mature Rear Garden

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We are pleased to present this superb Four-Bedroom Family Home, occupying a generous plot with a large mature rear garden, garage and extensive off-road parking for several vehicles with excellent scope to extend (subject to the necessary planning permissions).

Offering spacious and versatile accommodation throughout, this is an outstanding opportunity. The scope (STP) to improve this property is fantastic, along with having beautifully kept gardens.

The property benefits from a generous driveway providing off-road parking for multiple vehicles, together with a single garage.

Ground Floor

The welcoming entrance hall provides access to all principal ground floor rooms.

To the left is the comfortable lounge, featuring a front-facing window and a fireplace, which, while currently not in use, offers the potential to be reinstated.

Opposite the lounge is Bedroom Four, a spacious double room overlooking the front of the property. This versatile room could also serve as a home office, playroom or additional reception room if desired.

To the rear of the property is the modern open-plan kitchen/dining room, providing an excellent space for family life and entertaining. The kitchen offers a comprehensive range of wall and base units with integrated appliances, while French doors open directly onto the beautiful rear garden, allowing plenty of natural light to flood the room. A side door provides convenient access to both the front and rear of the property.

Stairs from the hallway to an attractive galleried landing, enhanced by decorative wall panelling.

First Floor

The first floor offers three further generous double bedrooms and the family bathroom comprising shower cubicle, WC, wash basin, heated towel rail and window to rear aspect.

Outside

To the front, the property is screened by a mature hedge, creating privacy while retaining ample parking for several vehicles. A side gate leads through to the impressive rear garden.

The beautifully established rear garden is undoubtedly one of the property's standout features. Predominantly laid to lawn, it is complemented by mature shrubs, fruit trees and a spacious terrace—perfect for outdoor dining, entertaining or simply relaxing. A garden shed provides useful additional storage.

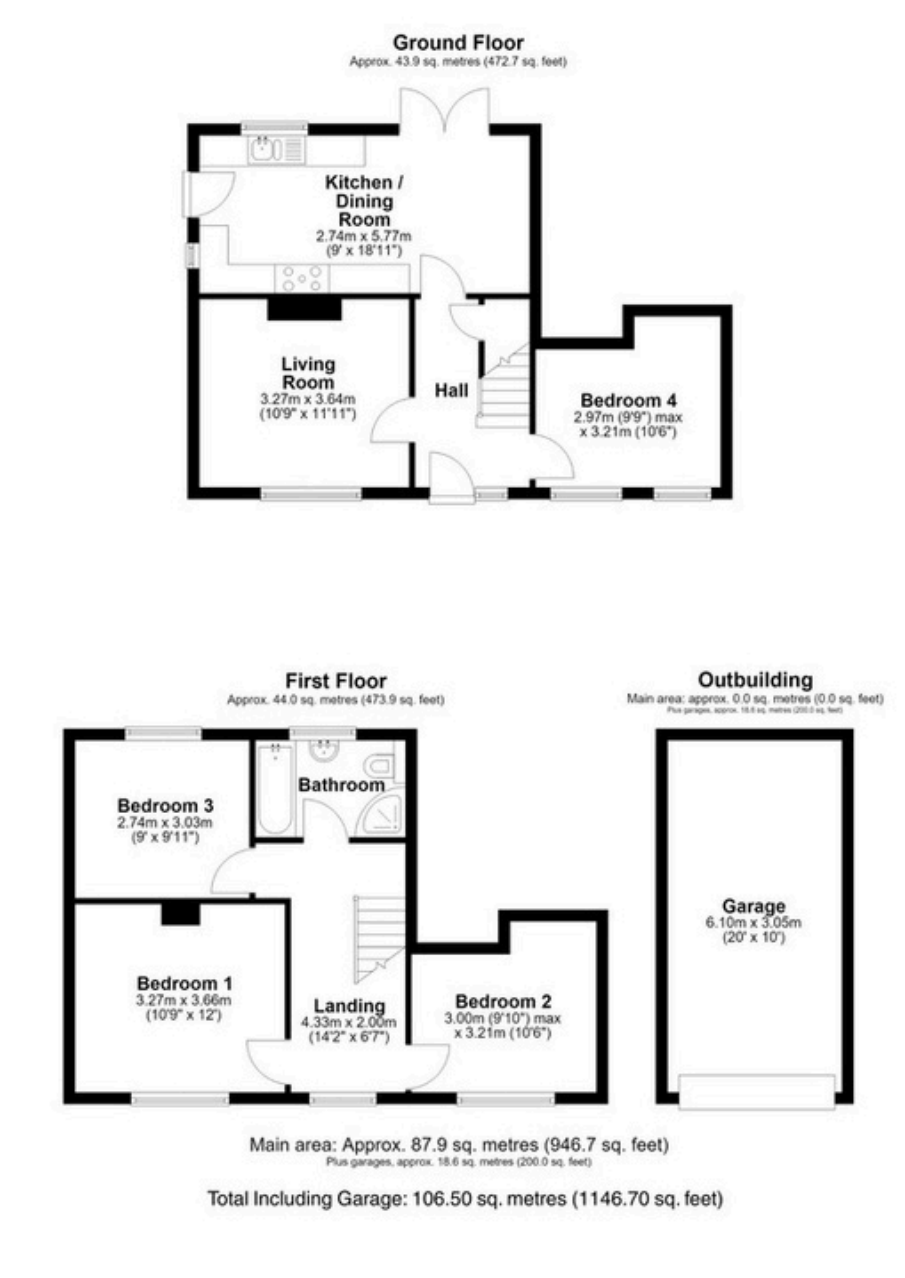
With its generous plot, versatile accommodation and excellent potential to extend (subject to planning permission), this wonderful home presents an exciting opportunity for buyers seeking space both inside and out.

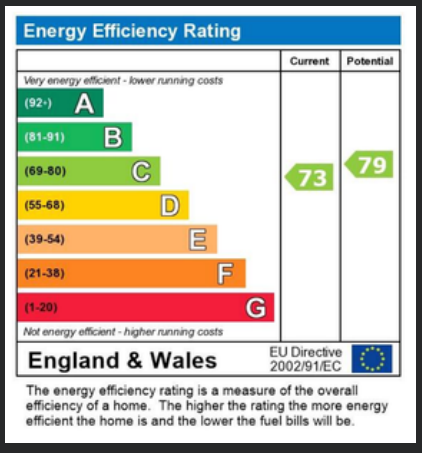
Fulbourn

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 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.





TOTAL SIZE: 1146.70 SQFT INCL. GARAGE (APPROX)
TENURE: FREEHOLD
EPC BAND: C
COUNCIL TAX BAND: C
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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