



BIRD FARM ROAD, FULBOURN



Guide Price: £450,000

This is an extended three-bedroom semi-detached home in the village of Fulbourn. Offering well-proportioned accommodation, off-street parking and a tandem garage, together with an established rear garden.



Features

- ✓ No Onward Chain
- ✓ Off-Street Parking
- ✓ Downstairs Shower Room
- ✓ Dining Room
- ✓ Tandem Garage
- ✓ Mature Rear Garden

ANTONY DAVIS

01223 928220

www.antonydavis.co.uk

hello@antonydavis.co.uk

14 High Street, Fulbourn,
Cambridge, CB21 5DH

















BIRD FARM ROAD, FULBOURN

We are pleased to present this extended three-bedroom semi-detached home, offering well-proportioned accommodation, off-street parking and a tandem garage, together with an established rear garden. The property presents an excellent blank canvas for a buyer wishing to personalise a home to their own taste.

Entrance Hall

The front door opens into the entrance hall, with stairs rising to the first floor and access to the principal ground-floor accommodation.

Downstairs Shower Room: Comprising a recently fitted shower cubicle, WC, wash basin with obscured window to front aspect.

Living Room: A generously proportioned reception room featuring a wide front-facing window, allowing plenty of natural light into the space. The room provides ample space for a range of seating and additional furniture. Doors leading to:

Breakfast Room: Additional reception room with door leading to kitchen and opening to:

Dining Room: The large dining area enjoys views and direct access to the rear garden through glazed doors, alongside a further window and roof light. There is ample space for a family dining table and additional furniture.

Kitchen: The kitchen is fitted with a range of wooden wall and base units, complemented by work surfaces and tiled splashbacks. There is a stainless-steel sink beneath the internal window, together with spaces for a cooker, washing machine and further under-counter appliances. Side door into garage.

First-Floor Landing

The landing provides access to the three bedrooms, bathroom and separate WC, together with useful built-in storage.

Bedroom One: Generously sized double bedroom, featuring an extensive range of fitted wardrobes and a fitted dressing table with drawers, with window to front aspect.

Bedroom Two: A well-proportioned double bedroom with a window overlooking the rear garden. The room offers plenty of space for a double bed and additional furniture.

Bedroom Three: A further double bedroom with window to front aspect, radiator.

Bathroom: The bathroom is fitted with a panelled bath with shower attachment and a pedestal wash basin. The walls are predominantly tiled, and natural light is provided by an obscured window to rear aspect.

Separate WC: with window to rear aspect.

Outside

The property is approached over a driveway providing off-street parking and access to the garage. A pathway leads to the front entrance, with an enclosed front garden bordered by established planting and timber fencing. The tandem garage is positioned alongside the property and is accessed from the driveway.

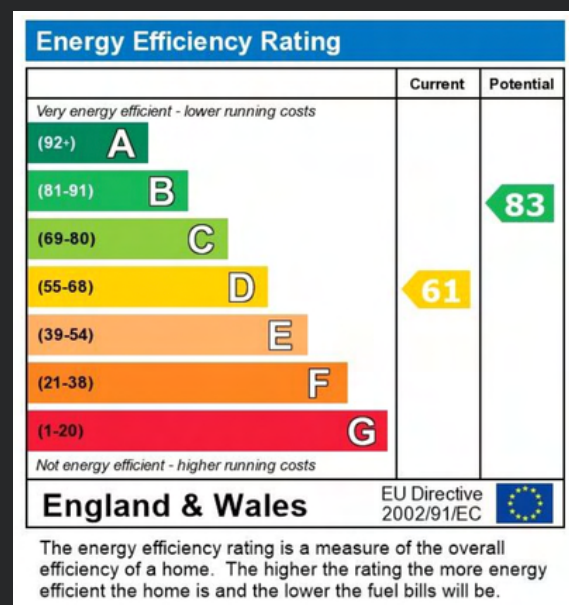
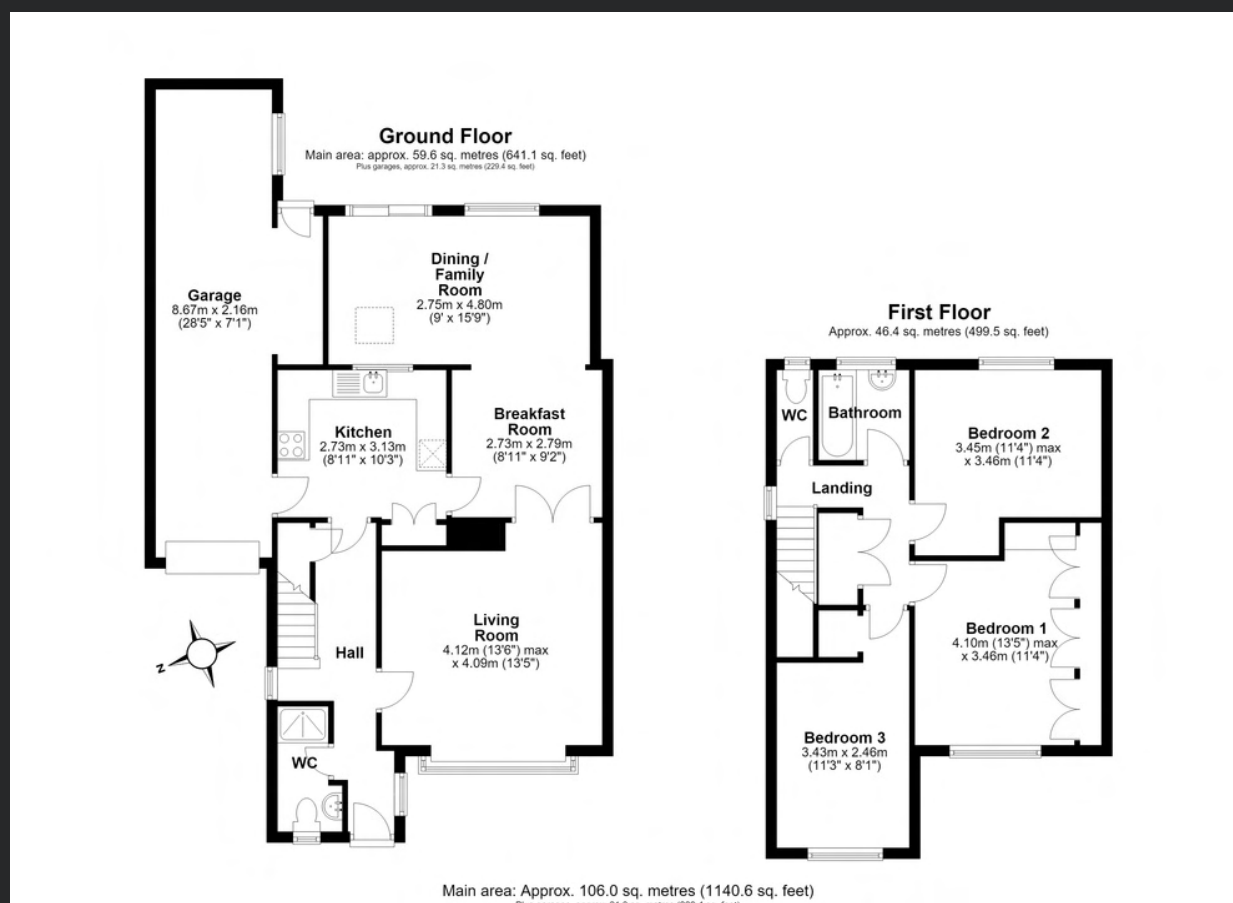
The established rear garden offers a combination of paved seating areas, lawn and planted borders, with a variety of mature shrubs and trees. A timber garden shed and additional outbuildings provide useful storage, while the garden offers considerable scope for a purchaser to create an attractive outdoor space tailored to their requirements.

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: 1137.3 SQFT (APPROX)
TENURE: FREEHOLD
EPC BAND: D
COUNCIL TAX BAND: D
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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