



HINTON ROAD, FULBOURN

Guide Price: £875,000

This is an immaculately presented, Modern 4 Bedroom detached property in the village of Fulbourn. The property benefits from large feature windows throughout creating a beautifully lit surrounding. With Double Garage and Generous Sized Rear Garden.



Features

- ✓ Double Garage
- ✓ 4 Double Bedrooms
- ✓ Southerly Facing Rear Garden
- ✓ Ensuite Shower
- ✓ Conservatory
- ✓ Large Driveway



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EXCLUSIVE LISTING

Large Modern Family Home with Delightful Rear Garden

As you enter the property through the composite front door, there is a double glazed window to front, oak flooring, with stairs to first floor, understairs storage cupboard and radiator.

WC/SHOWER ROOM: comprising wash basin, mixer tap, cupboard under, WC, tiled shower cubicle, wall mounted shower controls, radiator, double glazed window to side aspect.

SITTING ROOM: 20'4 x 13'11 (6.21m x 4.23m) A beautifully presented living area with recently fitted feature log burner, large window overlooking the garden, two radiators and French doors leading to:

CONSERVATORY: 15'1 x 9'1 (4.61m x 2.78m) Additional Reception room with oak flooring with French doors to rear garden, radiator, power and light connected.

KITCHEN/DINING ROOM: 20'4 x 13'11 (6.21m x 4.24m) Stunning, Contemporary Style Kitchen/Dining area with a range of sleek wall and base units with extensive quartz working surfaces, inset one and a half bowl sink with mixer taps with feature windows to front aspect. Range of fitted appliances including Neff oven, grill and microwave, dishwasher, washing machine, wine fridge, fridge/freezer and pull-out larder. There is a central island with breakfast bar, inset Neff hob with range of storage underneath, contemporary ceiling extractor with inset lighting, range of further recessed lighting for both kitchen and dining area, feature dual aspect windows to side and front, double glazed door to the side, beautifully finished polished porcelain tiled floor.

FIRST FLOOR

LANDING: Spacious landing with two feature windows to the side aspect, radiator, airing cupboard with hot water cylinder and shelving, access to roof space.

PRINCIPLE BEDROOM: 13'11 x 11'7 (4.23m x 3.54m) Large Double Bedrooms with range of fitted wardrobes across one wall, large window to rear aspect, radiator, door to:

ENSUITE SHOWER ROOM with WC, wash basin with cupboards under, tiled shower cubicle with folding door, wall mounted controls, chrome heated towel rail, window to the rear aspect. Floor to ceiling tiles.

BEDROOM 2: 13'11 x 10'4 (4.24m x 3.15m) Double Bedroom with window to front aspect, radiator, range of fitted wardrobes.

BEDROOM 3: 13'11 x 9'9 (4.24m x 2.96m) Double Bedroom with large feature windows to both front and side, radiator.

BEDROOM 4: 11'2 x 8'5 (3.40m x 2.57m) Double Bedroom with window to rear aspect, radiator.

FAMILY BATHROOM: Contemporary suite, comprising wash basin with storage under, WC, shaped panelled bath with fitted shower screen, wall mounted shower controls, recessed extractor and ceiling lights, chrome heated towel rail, fully tiled walls and flooring.

OUTSIDE

To the front of the property there is a driveway with parking for several vehicles leading to a double garage with up and over door and access into rear garden. Established front garden, mainly laid to lawn with decorative flower and shrub beds, and a beautiful established maple tree. Side gate access to the rear garden.

Large enclosed rear garden with sandstone patio area with the rest being predominantly laid to lawn with flower beds and borders and established trees. There is also a feature garden arch that leads to a further lawned area and timber shed.

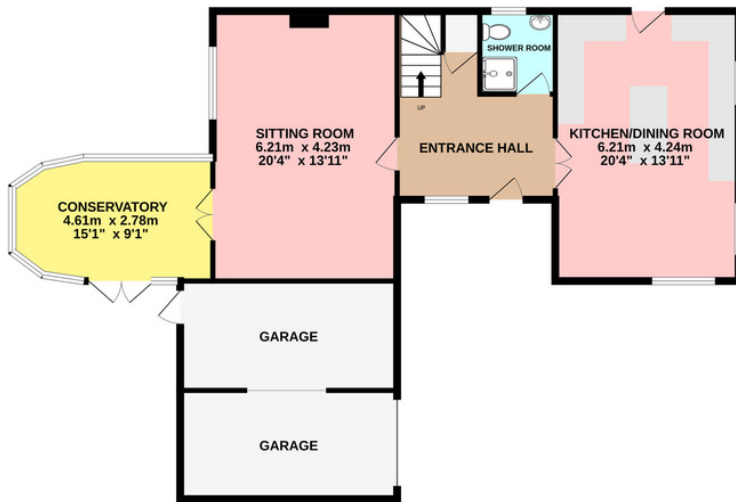
Fulbourn

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, book shops, charity shops, coffee shop, antique shop, 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.

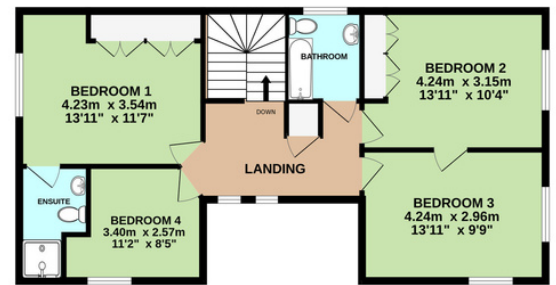
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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.

GROUND FLOOR
80.8 sq.m. (870 sq.ft.) approx.



1ST FLOOR
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA : 148.7 sq.m. (1601 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TENURE: FREEHOLD
EPC BAND: D
COUNCIL TAX BAND: F
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE COUNCIL

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