



WINDMILL LANE, FULBOURN



Guide Price: £565,000

This is an immaculately presented 4 bedroom town house in the popular village of Fulbourn. With off-street parking and a garage. The property also benefits from a utility room and large ensuite shower. Good size West Facing Rear Garden.



Features

- ✓ Off-Street Parking
- ✓ Village Location
- ✓ Ensuite Shower
- ✓ Garage
- ✓ Immaculate Throughout

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NEW LISTING

Antony Davis are pleased to offer this immaculately presented 4 bedroom, town house in the popular village of Fulbourn. The town house design was a popular choice when built in 2013 and offers 3 double bedrooms along with utility room, large lounge, garage, large ensuite to principal bedroom. There is also 2 off-street parking bays, one at the front of the property and one to the side.

Ground Floor

Living Room: 20'4 x 12'2 (6.20m x 3.70m) Fabulous family room with window to front aspect, access to under stairs storage, door leading to kitchen.

Kitchen/Dining Room: 19'0 x 7'7 (5.80m x 2.30m) Fully equipped kitchen with dining area, good selection of wall and base units, selection of integral appliances along with good workspace. Window to rear aspect with French doors. Internal door leading to utility room.

Utility Area: door leading to: range of wall and base units, plumbing for appliance door leading to garage with further door leading to:

Cloakroom: WC with wash basin, radiator. Window to rear aspect.

First Floor

Landing area with airing cupboard and doors leading to:

Family Bathroom: comprising bathtub with shower over, WC and wash basin with vanity unit. Tiled splashbacks.

Bedroom 2: 15'9 x 10'2 (4.80m x 3.10m) Double bedroom with windows to front aspect.

Bedroom 3: 13'1 x 8'2 (4.00m x 2.50m) Further double bedroom with window to rear aspect.

Bedroom 4: 8'10 x 7'7 (2.70m x 2.30m) Ideal home office or nursery, window to rear aspect.

Second Floor

Principal Bedroom: 12'2 x 12'2 (3.70m x 3.70m) with built in wardrobes, window to front aspect, door leading to large ensuite shower room.

Ensuite Shower: WC, wash basin, towel rail, shower cubicle, window to rear aspect.

Outside

The front has off-street parking leading to the single garage. The front garden is very low maintenance, with a gate that leads to the rear garden. There is a further parking bay to the side of the property.

The west facing rear garden is a good size, which is mainly laid to lawn, with a large terraced area.

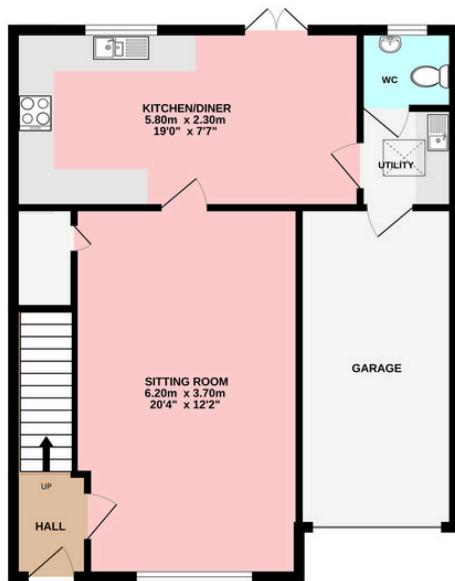
Fulbourn

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, Stir bakery, 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.

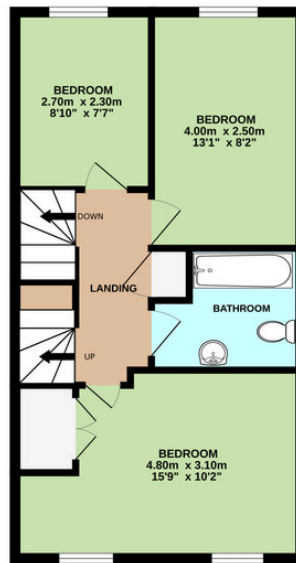
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long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

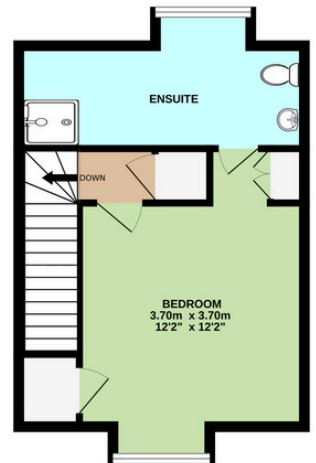
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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

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