



## CARAWAY ROAD, FULBOURN



### Guide Price: £475,000

We are pleased to offer this 3 bedroom semi-detached home in the popular village of Fulbourn. With a large garage, West facing rear garden and planning permission granted for two storey side and single storey rear extension.

### Features

- ✓ No Onward Chain
- ✓ Tandem Garage
- ✓ Planning Permission for Two storey side and single storey rear extension
- ✓ Village Location
- ✓ Off-Street Parking
- ✓ West Facing Rear Garden



### ANTONY DAVIS

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## NEW LISTING

### *3 Bedroom Family Home in the Village of Fulbourn*

We are pleased to offer this 3 bedroom semi-detached home in the popular village of Fulbourn. With a large garage, West facing rear garden and planning permission granted for two storey side and single storey rear extension.

#### Entrance Hallway

Double-glazed entrance door to front aspect, stairs to first floor, doors leading to.

Lounge: 13' 10" x 8' 7" (4.00m x 2.65m) Double-glazed window to front aspect, coved ceiling, feature fireplace with wooden surround and multi fuel stove.

Open Plan Kitchen/Dining Room: 19' 7" x 10' 7" (6.00m x 3.25m) max with a range of base and wall units, oak block work tops, single sink drainer with mixer tap, plumbing for washing machine and dish washer. Window to rear aspect with patio doors leading to the rear garden. Glazed door to the side, leading to the covered driveway and tandem garage.



## Landing

Loft access, airing cupboard housing combi boiler with shelving and storage areas, doors leading to.

**Bedroom 1:** 11' 3" x 12' (3.45m x 3.65m) Double-glazed window to front aspect, built in sliding door cupboard/storage with hanging rail and drawers, radiator.

**Bedroom 2:** 11' 1" x 9' 2" (3.40m x 2.80m) Window to rear aspect, radiator.

**Bedroom 3:** 8'5" x 8'2" (2.60m x 2.50m) max Window to front aspect, radiator.

**Bathroom:** Obscure double-glazed window to rear aspect and obscured window to side aspect, three-piece suite comprising wash basin, bath with shower over and low level WC, part tiled walls, radiator.

## Outside

To The Front Of The Property is a block paved drive providing ample parking, car porch to side.

To The Rear is an established private garden with a selection of mature plants, lawned area, large patio and feature garage wall.

## Garage

Double Depth Tandem garage with up and over door, power and light, side access door.

## Fulbourn

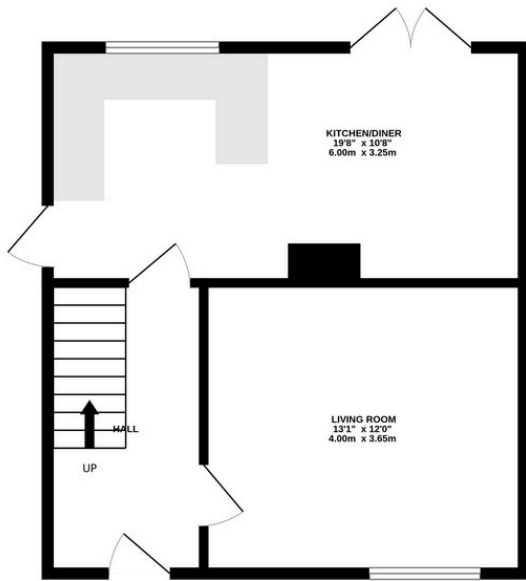
The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe, 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.

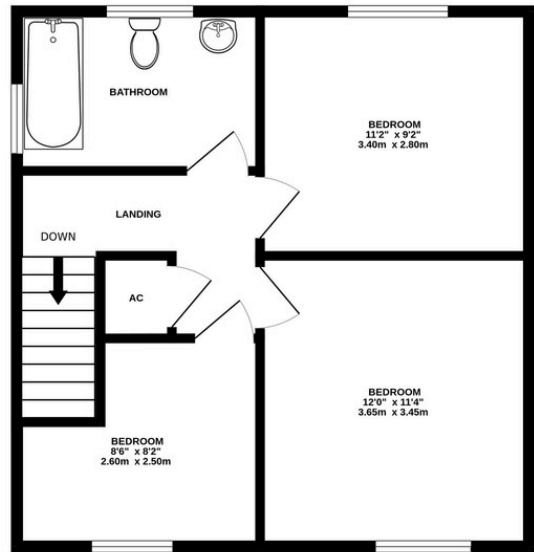
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and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



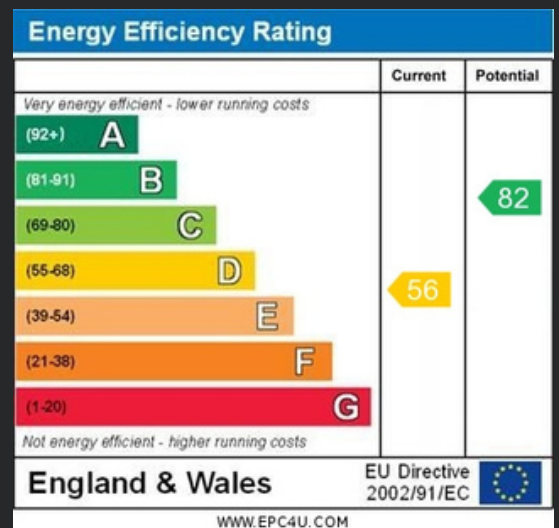
GROUND FLOOR



1ST FLOOR



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

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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