



BIRD FARM ROAD, FULBOURN



Guide Price: £525,000

We are pleased to offer this extended and improved family home in the popular village of Fulbourn. The property benefits from having a fabulous open plan kitchen/dining room and ground floor fourth bedroom and shower room.



Features

- ✓ West Facing Garden
- ✓ Village Location
- ✓ Utility Room
- ✓ Open Plan Kitchen
- ✓ Planning Permission
- ✓ Off-Street Parking for Single Storey Front Extension

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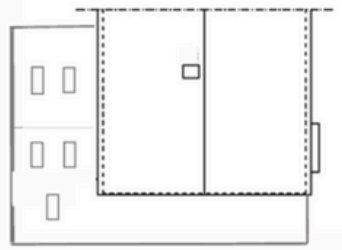
Front
Elevation



Rear



Side



Roof

used



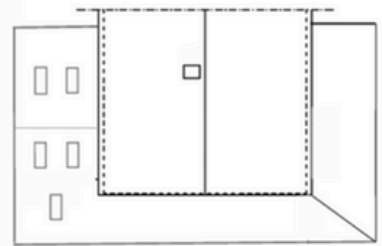
Front
Elevation



Rear



Side



Roof

ALL DIMENSIONS
CONTRACTOR
ORDERING ANY
ANY DISCREPANCIES

1:2500	0	25m	50m	100m
1:1250	0	12.5m	25m	50m
1:500	0	5m	10m	20m
1:200	0	2m	4m	8m
1:100	0	1m	2m	4m
1:50	0	0.5m	1m	2m
1:20	0	0.2m	0.4m	0.8m
1:10	0	0.1m	0.2m	0.4m

Existing Ground Floor plan

Existing First Floor plan



Proposed Ground Floor plan

Proposed First Floor plan



Scale 1:200

1:2500	0	25m	50m	100m
1:1250	0	12.5m	25m	50m
1:500	0	5m	10m	20m
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We are pleased to offer this extended and improved family home in the popular village of Fulbourn.

The property benefits from having a fabulous open plan kitchen/dining room, a fourth bedroom on the ground floor with shower room, and utility room, along with a good size boot/coat room.

Planning permission has also been granted to extend the ground floor 2 meters out the front, should you wish to do so.

Ground Floor

As you enter, on the left is the boot room, on the right takes you through to the:

Lounge: original lounge with large window to the front aspect, opening to the:

Kitchen/Dining room: Truly the heart of this home, with a good range of kitchen units, integral appliances, feature vaulted ceiling with roof lights, French doors leading to the west facing garden. As you continue through to the left is a utility room and leads to the ground floor bedroom.

Bedroom 4/Home Office: Great additional room with window to rear aspect.

Shower Room: Shower cubicle, WC and wash basin, tiled throughout.

Understairs storage.

First Floor

Window on landing area, with airing cupboard.

Bedroom 1: Good size room with built in storage, window to front aspect.

Bedroom 2: Further double room with window to rear aspect.

Bedroom 3: window to front aspect.

Family Bathroom: Bathtub, WC and wash basin. Window to side and rear aspect.

Outside

To the front of the property is parking for a number of vehicles, with some shrubs, passageway that takes you through to the rear garden. The west facing rear garden is largely laid to lawn, with a large terraced area, some shrubs and trees. There is also the old outbuilding/garage.

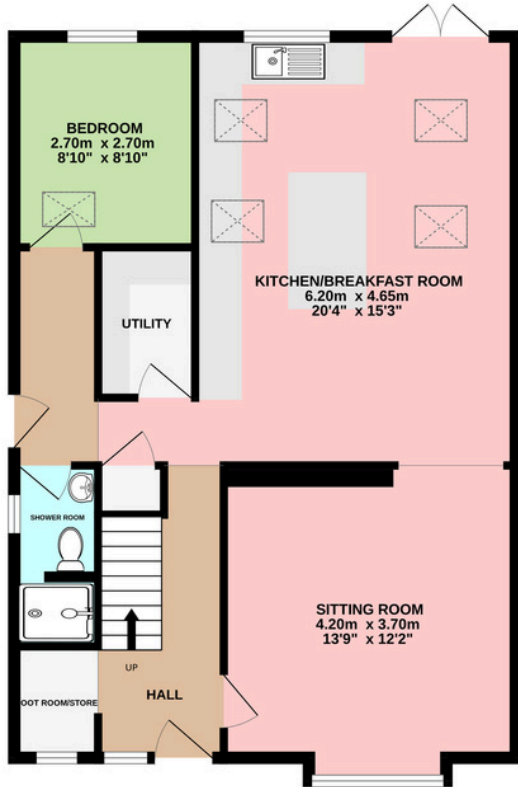
Fulbourn

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.

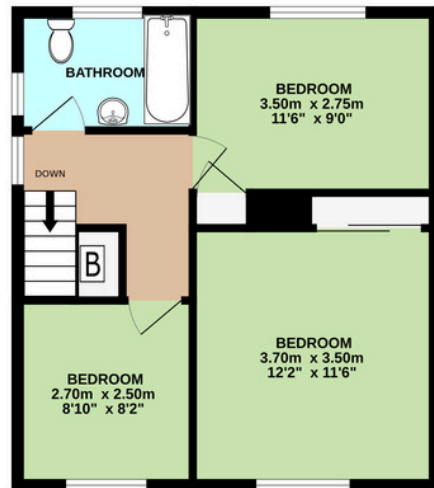
Fulbourn is known for its excellent choice of primary schools, Fulbourn Primary School, Landmark International School & Cambridge Steiner School. The village also benefits from an excellent recreation ground & sports hall with a variety of sport facilities. The Fulbourn Nature Reserve is ideal for long 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
75.1 sq.m. (808 sq.ft.) approx.

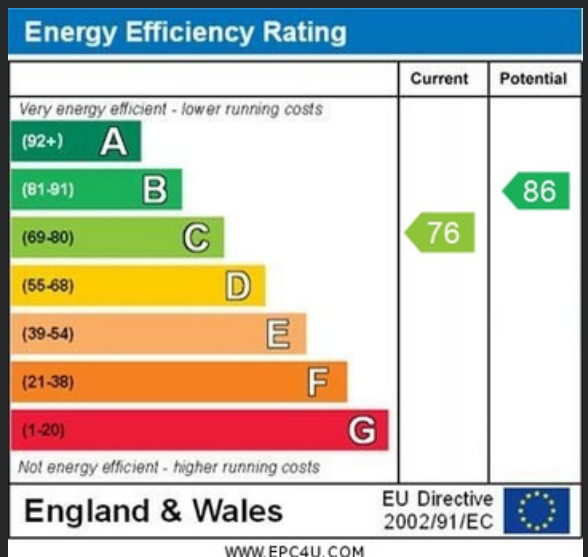


1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA: 115.9 sq.m. (1248 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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TENURE: FREEHOLD
EPC BAND: C
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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