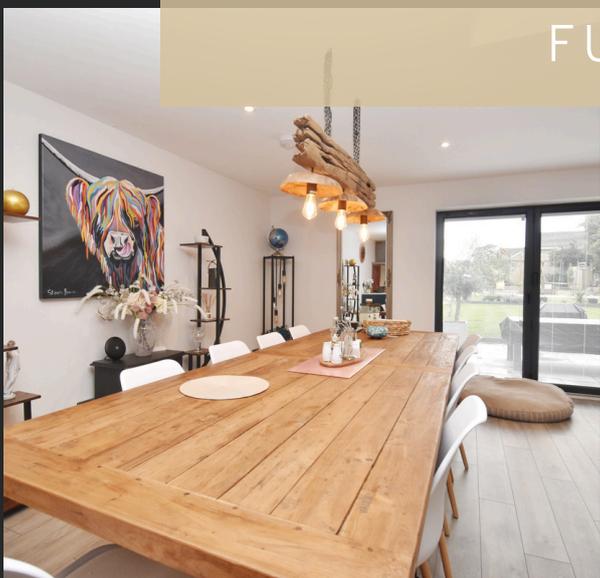




PIERCE LANE,  
FULBOURN



**Guide Price: £1,250,000**

This is an exceptional property in a great village location at the heart of Fulbourn. This 5 bedroom large detached bungalow has been completely transformed from the original design, offering fantastic living accommodation.

## Features

- ✓ Private Driveway
- ✓ Village Location
- ✓ Open Plan Living
- ✓ Over 2600sqft
- ✓ Landscaped Rear Garden
- ✓ Separate Utility Room and Pantry



## ANTONY DAVIS

01223 928220

[www.antonydavis.co.uk](http://www.antonydavis.co.uk)

[hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)

14 High Street, Fulbourn,  
Cambridge, CB21 5DH



























## EXCLUSIVE LISTING

Antony Davis are pleased to offer this exceptional property in a great village location at the heart of Fulbourn.

This 5 bedroom large detached bungalow has been completely transformed from the original design, offering fantastic living accommodation.

The bungalow has its own gravel private driveway that leads to large parking space for several vehicles.

This property is truly unique offering just under 2700sqft of living space.

As you enter, you instantly see the transformation that has taken place, with every detail being immaculately presented. At the end of the beautifully presented hallway takes you through to the centre point, which is a fantastic open plan lounge/kitchen, dining area which on its own is over 900sqft.

Lounge/Dining Room/Kitchen: This is truly a stunning room, which has been finished to a very high standard, featuring a large stone work top island, contemporary kitchen with appliances, ample room for dining and lounge area, internal door leading to a good size pantry with extra kitchen units, large set of Bi-fold doors leading to large south facing private garden.

To the left as you walk through the corridor is a large family bathroom with feature bathtub, double basin, large shower cubicle, WC, tiled throughout, window to front aspect.

To the left, takes you through to the east side of the property with another lounge area, which can be used as a further bedroom, as you continue, there is another bedroom with en-suite shower room.

Doors leading to well-equipped utility room.

Door leading to cloakroom.

Side door taking you to the side entrance.

On the right side of the hallway, there are two further double bedrooms, along with the principal bedroom.

Principle Bedroom: Fabulous main bedroom with built in wardrobes on both sides creating a dressing area, opening up into a large room, which will fit the largest bed that you can find, along with lounge furniture.

Window over-looking the private rear garden.

## Outside

Large front driveway, with parking for several vehicles, double side-gate taking you through to the beautifully presented south facing private garden.

## Rear garden

South facing garden with a mixture of terraced areas, children's play area, sectioned off raised vegetable beds, decorative trees, and lawned area.

Outbuilding which is currently used as an indoor golf range.

## 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.

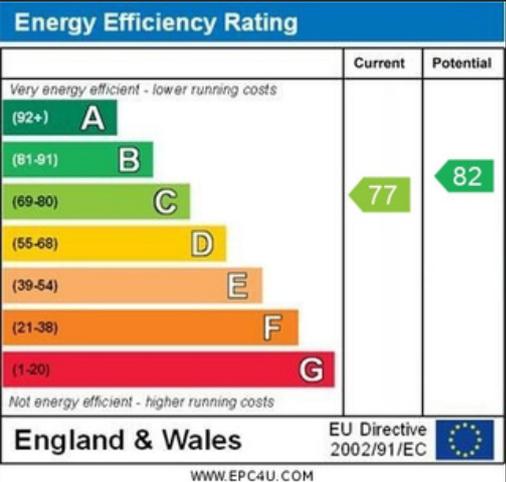
GROUND FLOOR  
244.0 sq.m. (2626 sq.ft.) approx.



TOTAL FLOOR AREA: 244.0 sq.m. (2626 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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TOTAL SIZE: 2626 SQFT

TENURE: FREEHOLD

EPC BAND: C

COUNCIL TAX BAND: F

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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DAVIS**

01223 928220 | [hello@antonydavis.co.uk](mailto:hello@antonydavis.co.uk)