



SANDERS LANE, FULBOURN



Guide Price: £900,000

This is a rarely available, 4 bedroom, detached bungalow set in delightful gardens on an exclusive road in Fulbourn. The property benefits from solar panels, detached garage, conservatory, beautifully kept south facing garden with countryside views and a large driveway.



Features

- ✓ No Onward Chain
- ✓ Large Plot
- ✓ Solar Panels and Solar Heating
- ✓ Village Location
- ✓ Garage
- ✓ Off-street Parking

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NEW LISTING

A Rarely Available Bungalow in the Village of Fulbourn

We are pleased to offer this never been to market before detached bungalow set in delightful gardens on an exclusive road in Fulbourn.

This 4-bedroom property has 4 double bedrooms, 3 reception rooms, 2 bathrooms, solar panels, detached garage, conservatory, beautifully kept south facing garden with countryside views and a large driveway with parking for several vehicles.

As you enter the property, this takes you into a large entrance hallway, with storage shoe and coat cupboards, door on the right leading to:

Kitchen: Good range of wall and base units, dresser units, large corner feature extractor, sink over-looking the front aspect, doors leading to:

Dining Room: Large dining room with internal door leading to the lounge and door through to the conservatory.

Lounge: The lounge can be accessed from the hallway and the dining room. Good size with feature brick fireplace, windows over-looking the south facing gardens.

Conservatory: This room has been improved by adding a warm roof. (insulated with tiled roof).

On the right of the kitchen is an internal door that takes you through to the study room, utility room and fourth Bedroom.

As you continue through the hallway, leads to:

Bedroom 3: Double bedroom with window over-looking the gardens.

Bedroom 1: Principle bedroom with window over-looking gardens, ensuite shower room and WC.

Bedroom 2: Another good size bedroom with dual aspect windows to the front aspect

Bathroom: Large bathroom with Bathtub, WC and wash basin, window to front aspect.

WC: separate WC with wash basin.

This property benefits from having solar panels, which include solar water heating. Gas central heating throughout. UPVC double glazing throughout.

Outside

The front of the property has a private driveway with parking for several vehicles, along with an extended garage with electrically operated door.

The front garden is beautifully landscaped with some mature planting and lawned area. Access to the right side of the property takes you through to a large south facing landscaped garden with countryside views.

Fulbourn

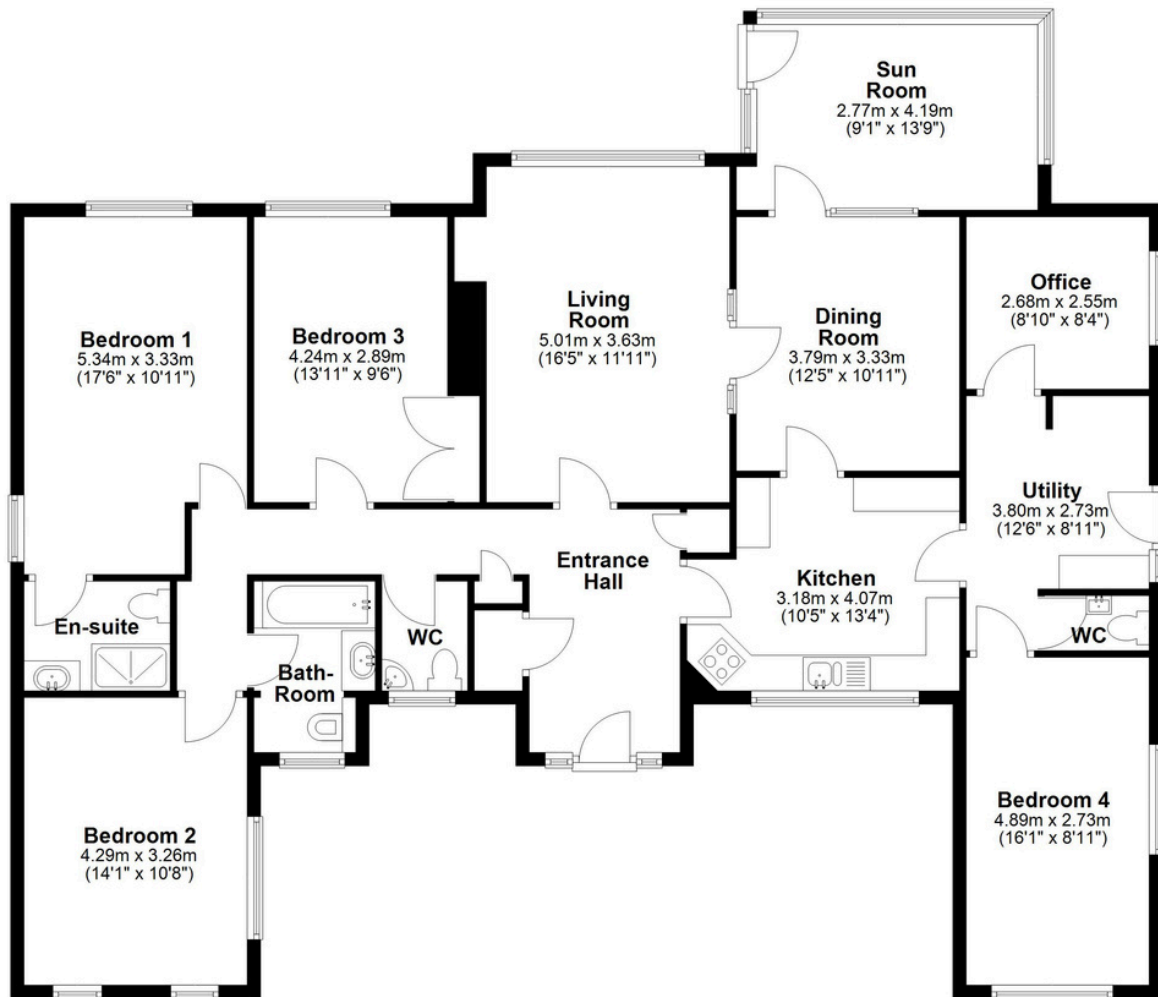
The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe,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

Floor Plan

Approx. 163.1 sq. metres (1755.1 sq. feet)



Total area: approx. 163.1 sq. metres (1755.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(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
SIZE: 1755.1 SQFT APPROX
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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