



CARAWAY ROAD, FULBOURN



Guide Price: £475,000

We are pleased to offer this welcoming 3 bedroom family home in the popular village of Fulbourn. The property benefits from a beautifully landscaped large rear garden and countryside views of the Fulbourn Windmill.



Features

- ✓ South Facing Garden
- ✓ Village Location
- ✓ Extended Garage
- ✓ Garden Room
- ✓ Views of the Fulbourn Windmill
- ✓ Off-Street Parking

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We are pleased to offer this welcoming 3 bedroom family home in the popular village of Fulbourn. The property benefits from a beautifully landscaped large rear garden and countryside views of the Fulbourn Windmill.

The property has been in the family for over 50 years and has been well-maintained and cared for during this time. It is a wonderful opportunity and there is further scope to extend the property (subject to planning).

Ground Floor

As you enter through the front door through the porch into the hallway on the left is the door leading to the living/dining room, the door in front leads to the kitchen and stairs to the First Floor.

Lounge/Dining Room: Large open plan living and dining room with a large window to the front aspect, door leading to the kitchen and opening to:

Garden Room: Great additional room with patio doors and side door leading to rear garden. Opening to:

Kitchen: Range of wall and base units, gas hob, built in oven and stainless steel sink and drainer. Plumbing for washing machine.

First Floor

Window on landing area, with airing cupboard.

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

Bedroom 2: Further double room with window to rear aspect, enjoying beautiful views of the fields and Windmill.

Bedroom 3: with window to front aspect.

Bathroom: Large Shower Cubicle, WC and wash basin with vanity unit. Windows to rear and side aspect.

The Boiler for the property was replaced 2 years ago.

There is UPVC double glazing throughout.

Outside

To the front of the property there is off-street parking, access to the extended garage. Lawn area with some planting.

The large rear garden is South-facing and has been beautifully landscaped with mature planting and hedges. There is access to the garage.

Fulbourn

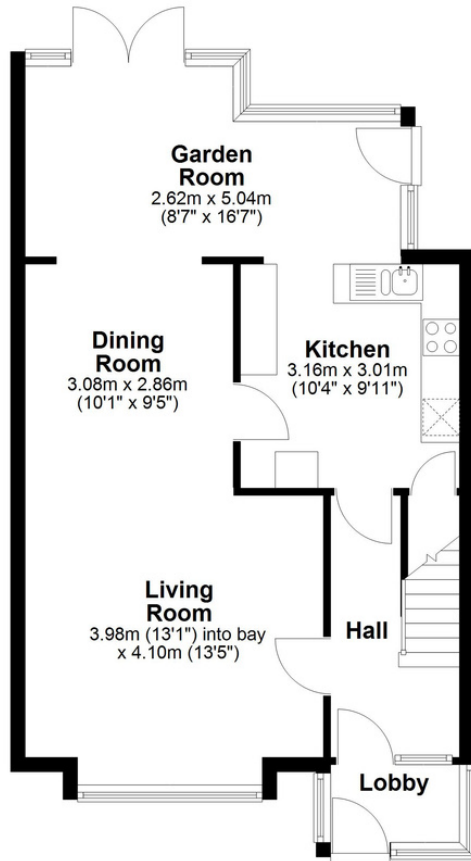
The village of Fulbourn is 2 miles east of Cambridge city and has a mixture of local shops and amenities on the bustling high street. These include a Co-op convenience store, family run butchers, fruit and veg shop, hairdressers, Beauty Salon with gift Shop, Eco Bee children and eco-product shop, cafe,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

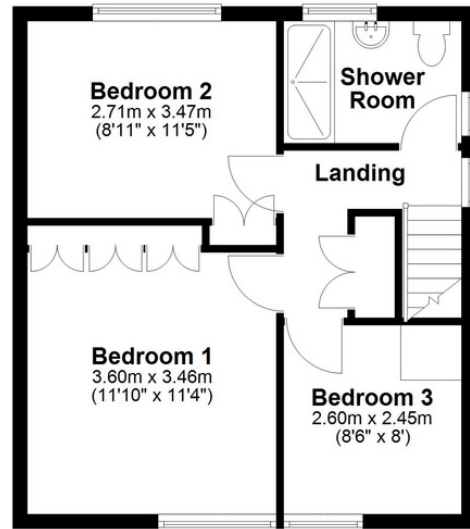
Ground Floor

Approx. 55.8 sq. metres (601.0 sq. feet)



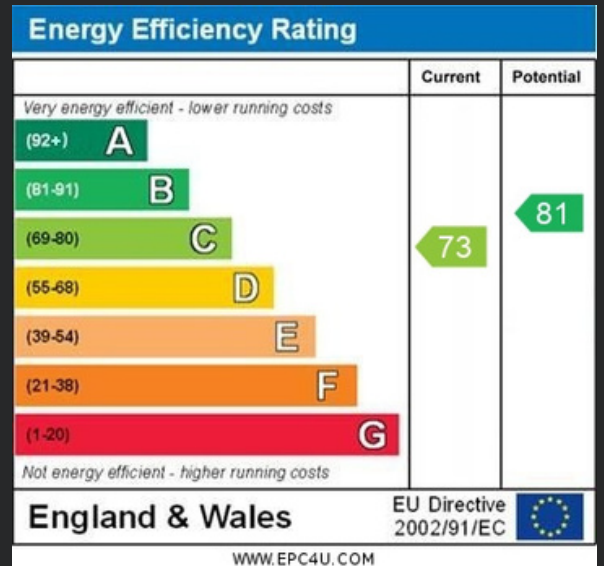
First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 96.6 sq. metres (1039.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



TOTAL SIZE: 1039.4 SQFT (APPROX)

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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