



Fulbourn Road, Cambridge, CB1 9JL

CHEFFINS

Fulbourn Road

Cambridge,
CB1 9JL

4 3 2

Guide Price £595,000

- Victorian Semi-Detached Residence
- Four Bedrooms
- Detached One Bedroom Annexe
- Open Plan Kitchen/Dining Room
- Ground Floor Shower Room
- Large Living Room With Wood Burning Stove
- Prominent & Convenient Location

An immaculately presented four bedroom semi-detached Victorian residence, offering well presented accommodation across three floors, with a stylish open plan kitchen/dining room and benefitting from a self contained annexe, all while being prominently and conveniently positioned to access a wealth of local amenities in the form of ARM, Addenbrookes, Cherry Hinton Hall and Park as well as the city centre, Cambridge Station and other major commuter links.





LOCATION

Fulbourn Road in Cambridge offers an excellent balance of suburban living with close proximity to the city's vibrant amenities. Located on the southeast side of Cambridge, it provides easy access to a variety of local conveniences, including independent shops, cafes, and the popular Capital Park, which hosts a number of offices and businesses. Just a short distance away is the scenic village of Fulbourn, known for its charming pubs, village green, and nature reserve. Residents enjoy excellent connectivity, with Cambridge city centre approximately 3 miles away and regular bus routes serving the area. Cambridge Train Station, which offers direct links to London King's Cross and Liverpool Street in under an hour, is within easy reach. The upcoming Cambridge South Station will provide even greater access to the biomedical campus and the southern parts of the city. For families, the area is also well-served by schools, including the highly regarded Fulbourn Primary School and Coleridge Community College nearby. Major road links such as the A14 and M11 are easily accessible, making Fulbourn Road an ideal location for commuters.

STORM PORCH

covering panelled glazed entrance door with picture light window with corresponding house name, leading through to:

ENTRANCE HALLWAY

with inset footwell, original parquet flooring, moulded cornicing, radiator, stairs rising to first floor accommodation, panelled door leading through to:

LIVING ROOM

Formerly two rooms which have been opened up into one; front room with moulded cornicing, picture rails, wood burning stove with open brick surround, wooden mantle and stone hearth, fitted shelving and storage cupboards in the recess of the chimney breast, double panelled radiator, double glazed square bay window to front aspect, archway through into the second part of the room. This part of the room includes former fireplace with fitted shelving and fitted storage cupboard in the recess of the chimney breast, double panelled radiator, moulded cornicing, picture rails, understairs storage cupboard, double glazed window out onto rear aspect, panelled door leading through into:

KITCHEN

The kitchen area comprises a collection of both wall and base mounted storage cupboards and drawers fitted with soft closing feature, timber worksurface, inset butler style sink with hot and cold mixer tap, space for cooker, tiled splashback, concealed extractor hood above, space and plumbing for fridge/freezer, space and plumbing for washer/dryer and dishwasher, storage cupboard housing wall mounted Worcester gas fired boiler, large pantry store cupboard, tiled flooring, inset LED downlighters, double panelled radiator, double glazed window to side aspect, opening through into:

DINING ROOM

with semi vaulted ceilings, tiled flooring, wood panelling, double panelled radiator, wall mounted lighting, set of double glazed French doors leading out onto garden, panelled door leading through into:

SHOWER ROOM

comprising three piece suite; shower cubicle with wall mounted shower head, glazed sliding door, low level wc with concealed dual hand flush, hand wash basin with hot and cold mixer tap, tiled surround, storage cupboard fitted beneath the hand wash basin, wall mounted mirror, radiator, tiled flooring, semi vaulted ceilings, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

FIRST FLOOR**SPLIT LEVEL LANDING**

with stairs rising to second floor accommodation, fitted understairs storage cupboard, panelled doors leading into respective rooms.

BEDROOM 1

with coved ceilings, built in wardrobes fitted in the recess of the chimney breast and fitted with railings and shelving, radiator, double glazed windows to front aspect.

FAMILY BATHROOM

comprising three piece suite; panelled bath with hot and cold mixer bath tap, shower head attachment, wall mounted electric power shower, low level wc with concealed dual hand flush, hand wash basin with hot and cold taps, tiled surround, heated towel rail, tiled flooring, wall mounted lighting, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 3

with fitted shelving, double panelled radiator, double glazed window overlooking garden.

BEDROOM 2

with double panelled radiator, double glazed window overlooking garden.

SECOND FLOOR**LANDING**

with double glazed Velux skylight, door leading through into:

BEDROOM 4

with a wealth of in eaves storage space, double panelled radiator, double glazed Velux skylights to both front and rear aspects.

OUTSIDE

To the rear of the property is an extensive garden with a large paved patio area led directly off the rear part of the property, providing a wonderful space to both relax and entertain. A continuation of this patio area via a paved pathway leads down to an area laid to lawn and guide you to the annexe. The pathway then leads down to the very rear part of the garden where there is a further patio area off the back of the annexe. Further landscaped area, laid to gravel with surrounding raised beds and at the very back of the garden is a large storage shed.

The property is approached off Fulbourn Road via a pedestrian pathway, leading to the front garden which is enclosed by a low level brick wall with wrought iron railings. The paved pathway leads round to the front door and borders a landscaped area, laid to gravel and well stocked bedding. A continuation of the paved pathway also leads down to the side of the property and access gate to the garden.

ANNEXE

Accessed via a panelled glazed door leading through into:

KITCHEN AREA

comprising a collection of both wall and base mounted storage cupboards and drawers, stone effect rolltop worksurface, inset stainless steel sink with hot and cold mixer tap and drainer to side, tiled splashback, space for low level fridge, cooker, wood effect flooring, vaulted ceilings, LED downlighters, radiator, opening through to:

LIVING AREA

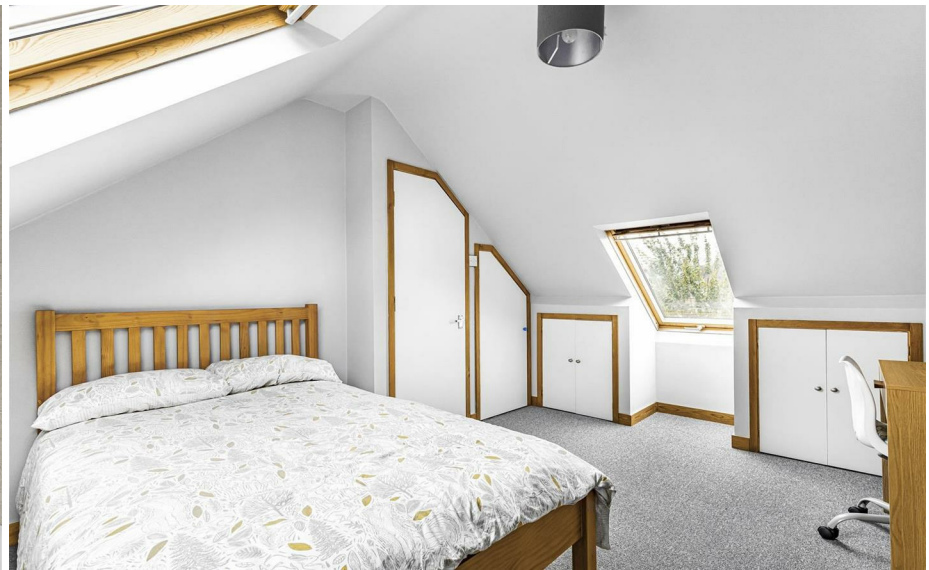
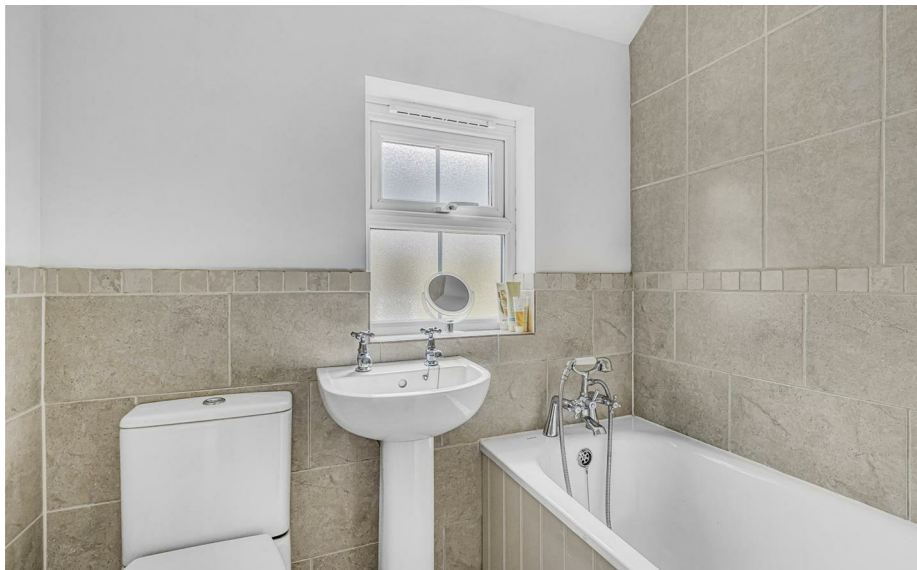
with wood effect flooring, LED downlighters, panelled door through to:

BEDROOM

with wood effect flooring, full height built in wardrobes accessed via mirrored sliding doors fitted with railings and shelving, electric radiator, LED downlighters, double glazed window overlooking garden.

SHOWER ROOM

comprising three piece suite; shower cubicle with wall mounted electric power shower, low level wc with concealed dual hand flush, hand wash basin with hot and cold mixer taps, tiled surround, fitted cupboards underneath the hand wash basin, heated towel rail, tiled flooring, vaulted ceilings, extractor fan, LED downlighters, double glazed window fitted with privacy glass to front aspect.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £595,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - Cambridge City Council



Approximate Gross Internal Area 1454 sq ft – 134 sq m
 Ground Floor Area 583 sq ft – 54 sq m
 Ground Floor Annex Area 240 sq ft – 22 sq m
 First Floor Area 465 sq ft – 43 sq m
 Second Floor Area 166 sq ft – 15 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.