



Cambridge Road, Fulbourn, CB21 5HQ

**CHEFFINS**



## Cambridge Road

Fulbourn,  
CB21 5HQ

- Detached Single Storey Residence
- Two/Three Bedrooms
- Modern Kitchen
- Private Rear Garden
- Far Reaching Views Over Fields To The Front
- Garage And Off Road Parking
- Chain Free

An established detached single storey residence, occupying a prominent position and benefitting from a sizeable plot and garage, with an ease of access to a wealth of local amenities, Arm, Addenbrookes and Cambridge City Centre. The property is offered with no onward chain.



**Guide Price £415,000**





## LOCATION

Cambridge Road in Fulbourn offers a perfect balance of village charm and excellent accessibility to key amenities. Situated just a short distance from the centre of Fulbourn, residents benefit from easy access to local conveniences, including a Co-op supermarket, independent shops, a post office, and popular pubs such as The Six Bells. The area is well-served by highly regarded schools, with Fulbourn Primary School nearby and excellent secondary options within reach. For outdoor enthusiasts, Fulbourn Nature Reserve and the surrounding countryside provide scenic walking and cycling routes. Cambridge city centre is just a few miles away, easily accessible via regular bus services and cycling routes, while the A11 and A14 offer excellent road links for commuters. The nearby Capital Park business hub and Addenbrooke's Hospital further enhance the area's appeal for professionals.

## STORM PORCH

covering the panelled glazed entrance door which leads into:

## ENTRANCE HALLWAY

inset footwell, loft access, radiator, panelled doors leading into respective rooms.

## KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with a rolltop work surface, inset stainless steel sink with hot and cold mixer tap finished to a bronze effect and drainer to side, integrated 4 ring electric hob with glazed splashback, concealed extractor hood above and integrated oven below, copper effect splashback, space and plumbing for washing machine and low level fridge/freezer, double glazed windows to front aspect and panelled glazed door fitted with privacy glass out onto side aspect.

## OPEN PLAN LIVING/DINING ROOM

with open fireplace with tiled surround and hearth, service hatch,

wall mounted lighting, radiator, double glazed window overlooking garden.

## BEDROOM 1

with radiator, double glazed window overlooking garden.

## BEDROOM 2

with radiator, double glazed window to front aspect.

## BEDROOM 3

with radiator, double glazed window to side aspect.

## FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and separate hot and cold bath taps with grip handles, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, double glazed window fitted with privacy glass to front aspect.

## OUTSIDE

To the front the property is approached off Cambridge Road via a kerb leading onto a gravelled

driveway and further tarmac driveway with enough parking for multiple vehicles. The front garden is principally laid to lawn with a up and over GARAGE door to the front and a panelled timber door through into the side. The remainder of the front garden has a number of mature shrubs and plants, the rest of the garden is enclosed by a low level brick wall.

To the rear of the property is a lengthy rear garden principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain and is partially enclosed by a low level timber fence with access gate leading out onto the shared driveway.





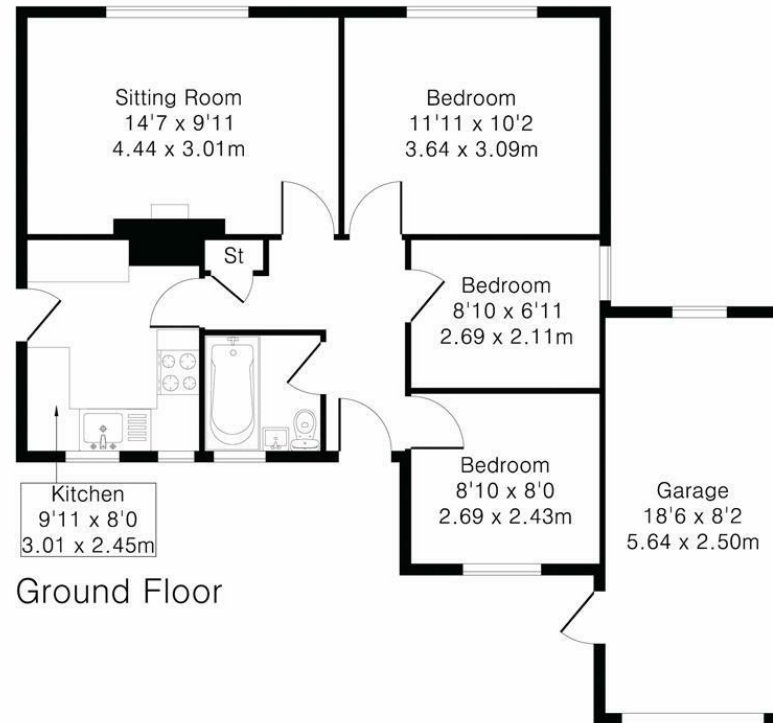




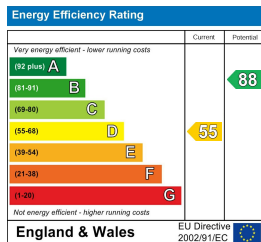


**Approximate Gross Internal Area 589 sq ft - 55 sq m**

**Garage Area 152 sq ft – 14 sq m**



Ground Floor



Guide Price £415,000

Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire District

Council



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.



**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.