



Fromont Close, Fulbourn, CB21 5HS

CHEFFINS

Fromont Close

Fulbourn,
CB21 5HS

A beautifully presented mid-terraced home offering well-proportioned accommodation across two floors, featuring a stylish kitchen/breakfast room and a practical utility/rear porch. Situated in a quiet residential development, the property benefits from close proximity to a range of local amenities, as well as ARM, Addenbrooke's Hospital, and Cambridge city centre.

LOCATION

Fromont Close in Fulbourn offers a fantastic blend of village charm and modern convenience, making it an excellent place to call home. Situated just a short distance from Cambridge, the area benefits from excellent accessibility, with regular bus services and easy access to the A14 and M11 for commuters. The nearby Fulbourn High Street provides a range of essential amenities, including a Co-op supermarket, independent shops, a pharmacy, and cosy village pubs such as The Six Bells. Residents can enjoy the beautiful surroundings of Fulbourn Fen Nature Reserve and the scenic countryside walking trails, while the nearby Beechwoods Nature Reserve offers further opportunities for outdoor leisure. Fulbourn also boasts a well-regarded primary school, a medical centre, and a thriving community centre hosting various local events. With the convenience of larger supermarkets and retail options in nearby Cherry Hinton and Cambridge, as well as excellent transport links, Fromont Close provides the perfect balance of village tranquillity and urban accessibility.

3 2 1

Guide Price £425,000





PANELLED GLAZED DOOR

leading through into:

ENTRANCE PORCH

with wood effect flooring, meter cupboard, double glazed windows to front aspect, panelled glazed door leading through into:

ENTRANCE HALLWAY

with wood effect flooring, stairs rising to first floor accommodation, open understairs storage cupboard, further built-in storage cupboard fitted with shelving, radiator, doors leading into respective rooms.

SITTING ROOM

with radiator, double glazed window to front aspect.

SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head and accessed via a glazed folding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, heated towel rail, wood effect flooring, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers, work surface with inset porcelain double sink with hot and cold mixer tap, integrated 4 ring induction hob with tiled splashback, extractor hood above, integrated double oven adjacent, integrated and concealed fridge/freezer, dishwasher, further storage cupboards include display cabinets, cupboard housing wall mounted Vaillant gas fired boiler, deep pantry storage cupboard with inset LED downlights, double glazed window overlooking garden, radiator.

PANELLED GLAZED DOOR FROM HALLWAY

leads through to:

REAR PORCH/UTILITY ROOM

with space and plumbing for washer/dryer, double glazed window overlooking garden, panelled glazed door leading out onto garden.

ON THE FIRST FLOOR

LANDING

with loft access, storage cupboards, doors leading into respective rooms.

BEDROOM 1

with full height built-in wardrobes accessed via sliding mirror doors, radiator, double glazed window overlooking garden.

BEDROOM 2

with radiator, double glazed window to front aspect.

BEDROOM 3

with overstairs storage cupboard, radiator, double glazed window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, heated towel rail, wood effect flooring, extractor fan, double glazed window fitted with privacy glass out overlooking garden.

OUTSIDE

At the front of the property, there is a well-maintained garden, primarily laid to lawn and enclosed by low-level timber fencing, offering a neat and welcoming approach. A concrete pathway leads to the front entrance, with planted bedding areas enhancing the property's curb appeal.

The rear garden is designed for low maintenance, featuring a neatly kept lawn and a paved patio area extending directly from the rear of the property—an ideal space for outdoor seating and entertaining. A pathway leads from the patio down the length of the garden to an external store and a rear access gate, which opens onto a designated parking area for added convenience.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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		

Guide Price £425,000

Tenure - Freehold

Council Tax Band - C

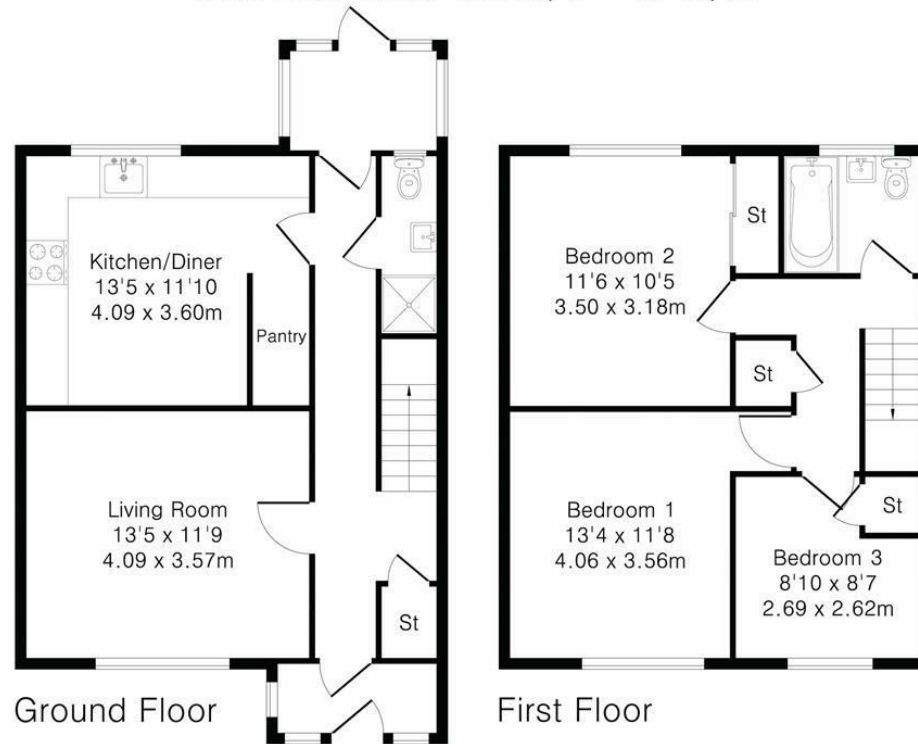
Local Authority - South Cambridgeshire District

Council

Approximate Gross Internal Area 987 sq ft - 92 sq m

Ground Floor Area 524 sq ft - 49 sq m

First Floor Area 463 sq ft - 43 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.



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.

