



Hinton Road, Fulbourn, CB21 5DZ

CHEFFINS

Hinton Road

Fulbourn,
CB21 5DZ

A most attractive Victorian double fronted detached residence, in this most desirable position situated at the end of its own private drive accessed just off Hinton Road, forming part of this thriving, well served village just a couple of miles east of the city.

4 2 2

Guide Price £750,000





LOCATION

Fulbourn offers the charm of village life with the convenience of city access. Located just a few miles southeast of Cambridge, it provides excellent connectivity via road and public transport, making commuting easy. Residents enjoy a peaceful setting with local shops, pubs, schools, and green spaces, while benefiting from proximity to Cambridge's vibrant employment, education, and cultural opportunities.

UPVC PANELLED ENTRANCE DOOR

with frosted and double glazed pane leading into:

ENTRANCE HALLWAY

staircase rising to the first floor with painted handrail, newel post and spindles, radiator, dado rail.

LIVING ROOM

feature fireplace, cast iron logburning stove, brick surround, tiled hearth and wooden bressumer, upvc double glazed windows to front and side, double panelled radiator, twin upvc double glazed doors leading through to Garden Room.

DINING ROOM

double panelled radiator, upvc double glazed windows to front and side, sealed fireplace with timber surround and a tiled hearth.

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a range of timber fronted cupboards and drawers, timber edge working surfaces, two oven yellow gas fired Aga, stone tiled floor, upvc double glazed window to the side and double glazed upvc sliding doors to the rear.

UTILITY/BOOT ROOM

rolltop working surfaces, storage cupboards, plumbing and space for automatic washing machine, space for freezer, tiled floor, wall mounted electric heater, upvc double glazed

window to the side and upvc panelled and double glazed window leading out to garden.

REAR HALL

tiled floor, upvc panelled and double glazed door to side.

CLOAKS/SHOWER ROOM

fitted with white suite comprising walk-in tiled shower cubicle with glazed door, low level dual flush w.c., wash hand basin with mixer tap and storage cupboard below, part tiled walls, heated towel rail/radiator, ceiling with downlighters, extractor fan, upvc double glazed and frosted window to the rear.

GARDEN ROOM

upvc double glazed to three sides with a pitched transparent roof with ceiling fan, tiled floor, upvc double glazed doors leading out to the garden.

ON THE FIRST FLOOR

LANDING

with painted handrail, newel post and spindles, walk-in storage cupboard, upvc double glazed window to the front.

BEDROOM 1

double panelled radiator, upvc double glazed window to the front.

BEDROOM 2

double panelled radiator, upvc double glazed window to the front and side.

BEDROOM 3

fitted storage cupboards, access to loft space, fitted desk, double panelled radiator, upvc double glazed window to the rear.

BEDROOM 4

double panelled radiator, upvc double glazed windows to the side and rear.

FAMILY BATHROOM

fitted with three piece suite comprising panelled bath, low level w.c., and wash hand basin, storage cupboards, part tiled walling, radiator, upvc double glazed and frosted window to the side.

OUTSIDE

The property is approached at the end of its own private driveway with hardstanding parking. DETACHED SINGLE GARAGE with up and over door. The gardens surround the property to the front, side and rear, laid to lawn with flowering and shrub beds, mature trees, raised beds, timber deck with balustrade, timber storage shed and vegetable garden and pergola.

AGENTS NOTE

Please refer to the boundary plan in the photographs for boundary for sale.







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

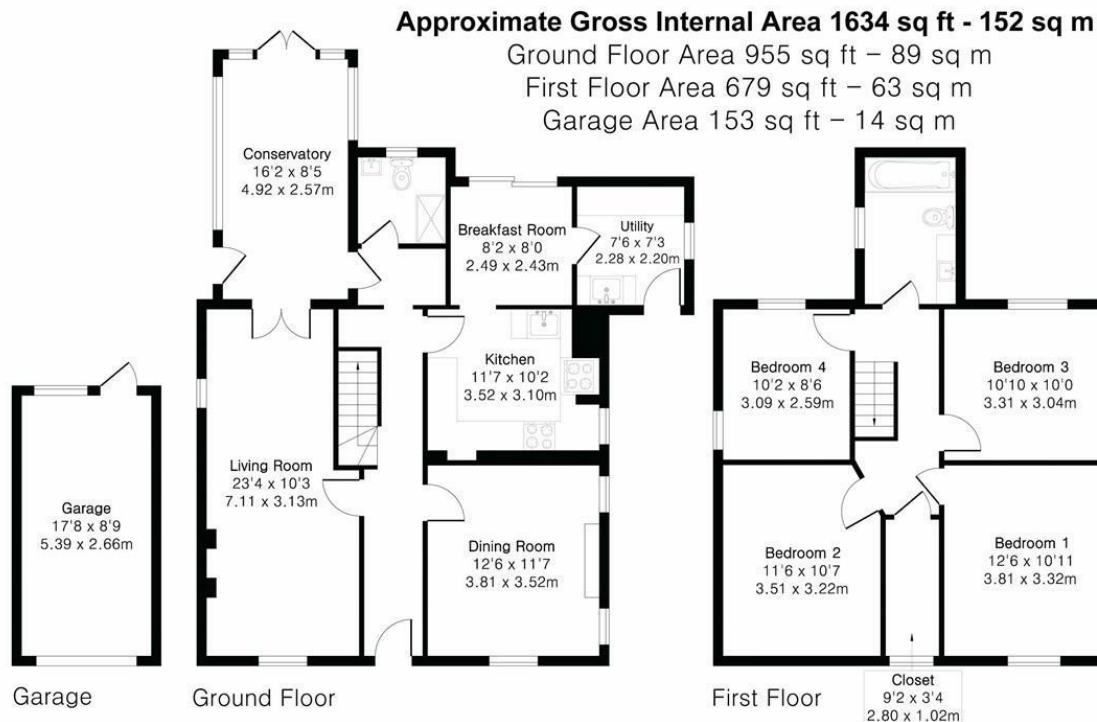
Guide Price £750,000

Tenure - Freehold

Council Tax Band - F

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 practice. 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.



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