



2 The Haven, Fullbourn, Cambridge, CB21 5BG
Guide Price £750,000 Freehold



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A SUBSTANTIAL FOUR-BEDROOM DETACHED FAMILY HOME, SITUATED IN THE HEART OF THIS HIGHLY DESIRABLE VILLAGE, WITH SCOPE FOR EXPANSION, AVAILABLE WITH NO ONWARD CHAIN.

- 4 bedroom detached house • 1224 sqft/113 sqm • 2 bathrooms, 2 reception rooms • Gas fired central heating to radiators • Off road parking and garage • EPC-C/79 • Council tax band - E • Chain free • Solar panels generating circa £1700 a year

The property occupies a peaceful position, set within the heart of the village on this no through road, just off Pierce Lane. The well-proportioned living accommodation is arranged over two floors with ample parking plus garage.

Upon entering the property you are greeted by a welcoming entrance hall, with stairs leading to the first-floor accommodation and an understairs storage cupboard. Leading through, you have a bay fronted living room, with double doors opening to the dining room and sliding doors out to the garden. The kitchen is well appointed with a range of base and eye level units, with integrated gas hob, ovens and space for white goods. Off the kitchen you have a utility room with access to the garden and WC.

The first-floor accommodation comprises four good sized bedrooms, all four benefit from built-in wardrobes. The principal bedroom benefits from an ensuite bathroom. There is a further family bathroom fitted with a three-piece suite.

Outside you have a large enclosed rear garden mostly laid to lawn, with flower and shrub borders and beds and patio area. To the front, you have off street parking for multiple cars, with additional garage.

Location

Fulbourn is a popular village situated south-east of Cambridge. Benefiting from a range of local shops including an independent butchers, greengrocers, sandwich shop, pharmacy and Co-op. There is also a well-regarded primary school, library, health centre and a range of public houses/restaurants. Sports facilities within the village include active football, tennis, badminton and cricket clubs.

Local secondary schools include Bottisham Village College and Netherhall School. Cambridge itself provides extensive shopping and public schooling for all age groups. ARM, Addenbrooke's Hospital, the Biomedical Campus and railway station are within easy reach.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage. Solar panels for electricity

Statutory Authorities

South Cambridgeshire District Council
Council tax band -E

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

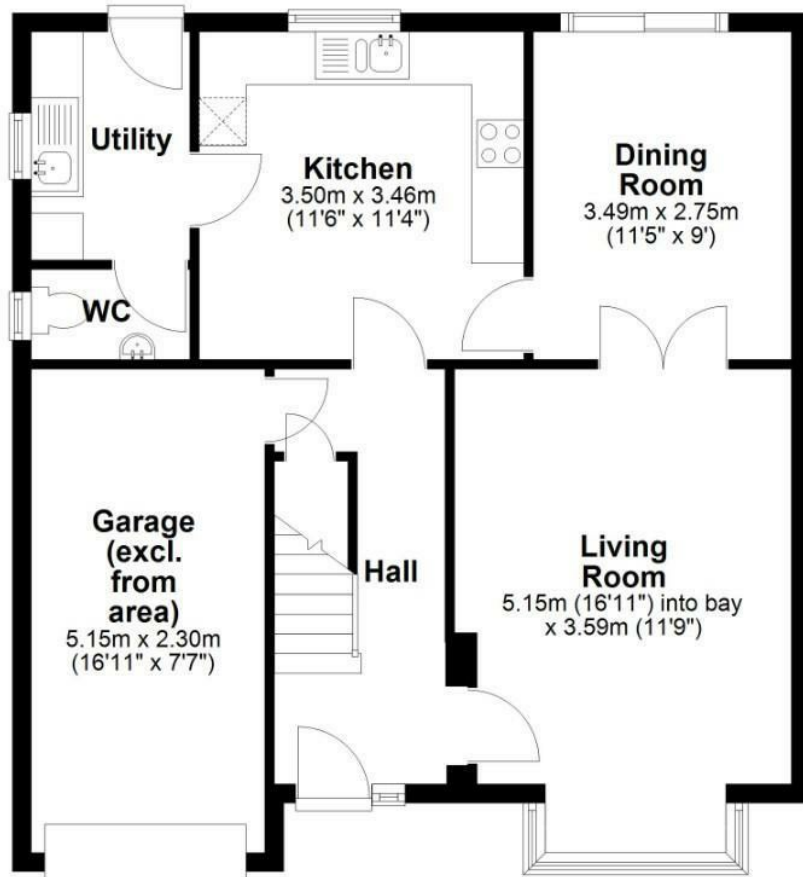
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



First Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



Total area: approx. 113.8 sq. metres (1224.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	97
(81-91) B	
(69-80) C	79
(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	

