



8 Station Road, Fulbourn
Cambridge, CB21 5ES

Guide price £465,000



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- No onward chain
- Scope to extend (STPP)
- Generous gardens
- Garage & driveway

A well cared for detached bungalow backing onto glorious open countryside. The property occupies a non-estate position & has an impressive plot with scope to extend, subject to the necessary consents.

The well-proportioned accommodation, while requiring some updating, is thoughtfully arranged & has been in the same ownership since it was built in 1958. From the entrance porch, a central hallway leads to a bright & spacious living/dining room featuring a gas fire, dual-aspect windows & patio doors opening onto the garden.

The kitchen is fitted with a range of units & provides space for a cooker, washing machine & a fridge/freezer, with access to the side of the property.

There are 3 well-appointed bedrooms, with the generously sized master bedroom enjoying a pleasant outlook over the rear garden.

Set well back from the road with a raised front lawn, the property is approached via a large gravel driveway offering ample parking & leading to a garage/workshop with double doors. Gated side access opens to the rear garden, which is a particular highlight, featuring a well-maintained lawn, mature flower & shrub borders, & fencing that provides a high degree of privacy.





Additional features include a useful timber shed located behind the garage & a summer house. Beyond the main garden lies an additional gravelled area of land, accessed via a gate, enjoying panoramic views over open fields.

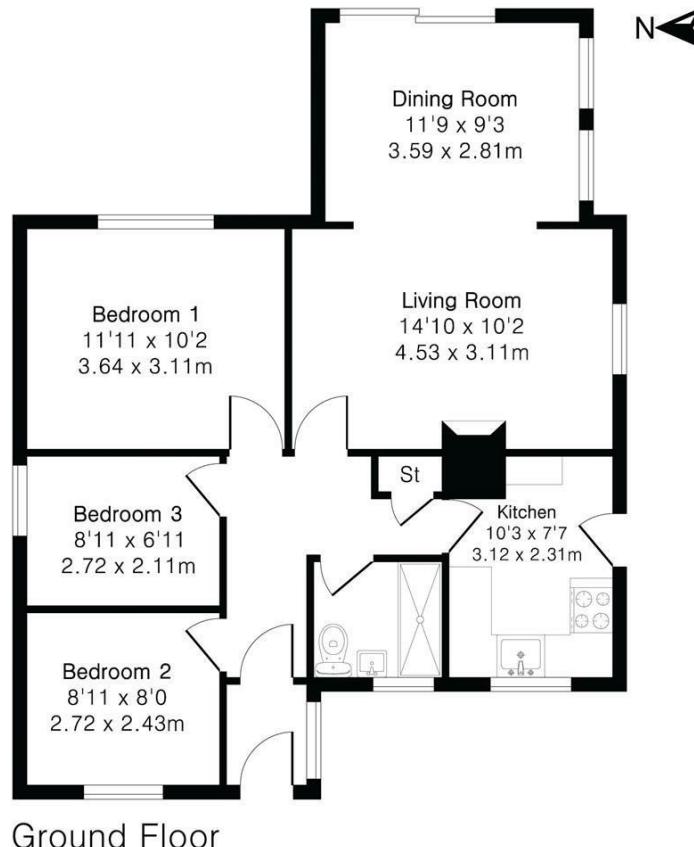
Fulbourn is a thriving village located just 2.5 miles east of the city, which makes it very convenient for the Addenbrooke's campus, Capital Park & ARM Headquarters.

It has a lovely historic centre & a traditional High Street with a greengrocer, butcher, café, local Co-op, public houses & takeaway restaurants.

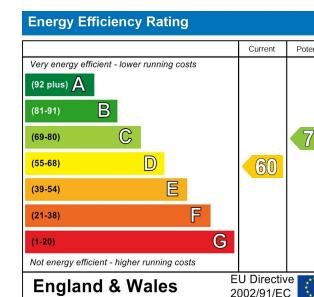
The village also has a picturesque nature reserve & excellent local schooling.



Approximate Gross Internal Area 741 sq ft - 69 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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