

8 Station Road, Fulbourn  
Cambridge, CB21 5ES

Guide price £465,000





# 8 Station Road, Fulbourn, Fulbourn Cambridge, CB21 5ES

- 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.

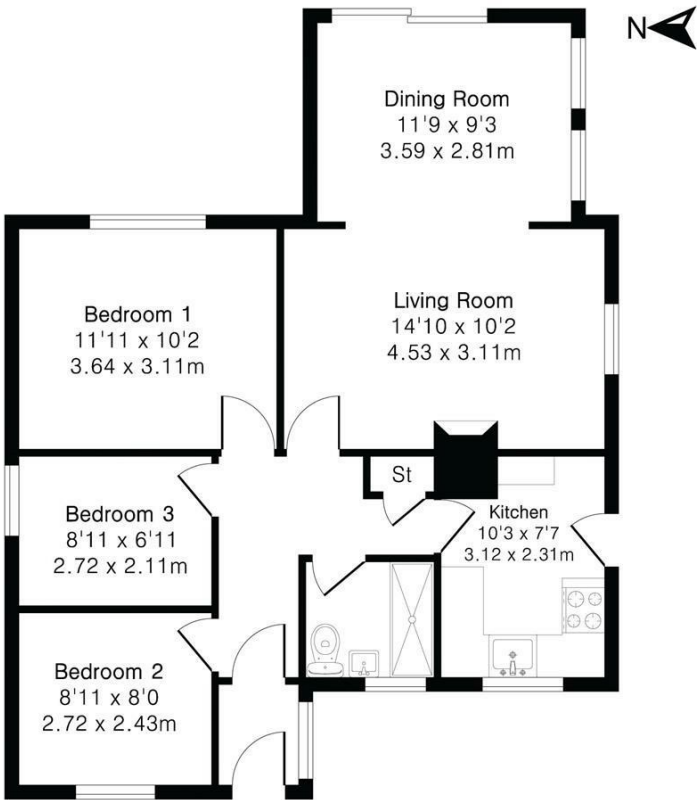
Fulbourn is a thriving village located just 2.5 miles east of the city, which makes it very convenient for the Addenbrooke's campus, Capital Park & ARM Headquarters.

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.



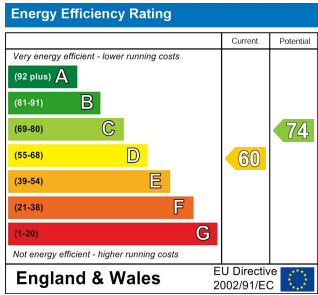
Approximate Gross Internal Area 741 sq ft - 69 sq m



Ground Floor



Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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