



Barnsfield, Fulbourn, Cambridge, CB21 5DD

welcome to

Barnsfield, Fulbourn, Cambridge

A deceptively spacious and extremely well-presented five bedroom detached family home situated in an exclusive development in this highly sought-after location. Early internal viewing is strongly recommended at the earliest opportunity to avoid disappointment.



Front Door

Door to entrance hall.

Entrance Hall

Spacious entrance hall with stairs to first floor with under-stairs recess, radiator, twin double glazed windows to front.

Cloakroom

Suite comprising concealed cistern WC, wash hand basin, radiator, double glazed window to side.

Lounge

17' 10" x 14' 7" Into bay (5.44m x 4.45m Into bay)
Feature fireplace, double glazed window to rear.

Dining Room

13' 1" max x 12' 9" max (3.99m max x 3.89m max)
Radiator, double glazed window to front.

Study

11' 7" x 6' 5" (3.53m x 1.96m)
Radiator, fitted shelving, double glazed window to front.

Kitchen/ Breakfast Room

18' 1" x 11' 4" (5.51m x 3.45m)
Lovely fitted kitchen comprising built-in AEG oven and hob with extractor over, one-and-a-half bowl sink unit with mixer taps and work surface surrounds, range of base and wall units, built-in dishwasher, double glazed window to rear, double glazed double doors to rear.

Utility

11' 3" x 6' 4" (3.43m x 1.93m)
Comprising sink with mixer taps and work surface surrounds, range of base and wall units, space and plumbing for automatic washing machine and for tumble dryer, wall-mounted gas boiler supplying central heating and domestic hot water, radiator, double glazed windows to side and rear.

Staircase To First Floor

Staircase from entrance hall to galleried first floor landing.

First Floor Landing

Doors to:

Bedroom One

15' 11" max x 12' 11" max (4.85m max x 3.94m max)
Spacious bedroom with fitted bedroom furniture, radiator, double glazed window to rear, door to en-suite.

En-Suite

Suite comprising shower cubicle, bath, low-flush WC, wash hand basin set into vanity unit, heated towel rail, double glazed window to side.

Bedroom Two

11' 3" max x 9' 7" max (3.43m max x 2.92m max)
(Plus depth of wardrobes) Fitted wardrobes, radiator, double glazed window to front.

En-Suite

Shower cubicle, low-flush WC, wash hand basin, towel radiator, double glazed window to side.

Bedroom Three

11' 7" max x 11' 9" max (3.53m max x 3.58m max)
Fitted wardrobe, radiator, double glazed window to front.

Bedroom Four

8' 2" x 8' (2.49m x 2.44m)
Fitted wardrobes to one wall, radiator, double glazed window to rear.

Bedroom Five

11' 6" x 6' (3.51m x 1.83m)
Fitted wardrobes to one wall, radiator, double glazed window to rear.

Bathroom

Suite comprising paneled bath with shower attachment over, low-flush WC, wash hand basin set into vanity unit, wall tiling, heated towel rail, heated towel radiator, double glazed window to rear.

Outside Front Garden

Mainly laid to lawn with flower bed borders, driveway providing parking and leading through to double garage.

Rear Garden

Lovely landscaped and secluded rear garden with paved terrace leading to a shaped lawn with various shrubs to borders, fence surround and gate for side access.

Double Garage

Double garage with electric up-and-over door, light and electric power connected, eaves storage, personal door to side.



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welcome to

Barnsfield, Fulbourn, Cambridge

- Deceptively spacious and extremely well-presented detached family home in sought-after location.
- Five large bedrooms, two of which have en-suites.
- Spacious fitted kitchen/breakfast room and separate utility.
- Three reception rooms.
- Double garage and parking.

Tenure: Freehold EPC Rating: Awaited

£900,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109459 - 0002

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william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk