



**Rushden Close, Fulbourn CB21 5AF**

**Guide Price £450,000**

## Rushden Close, Fulbourn CB21 5AF

A modern cottage style family home set within a cluster of similar houses and located in this popular and well served village with easy access to the City of Cambridge and Addenbrookes.

Incredibly deceptive and offering generous size rooms throughout, this property boasts open plan accommodation to include entrance hall, cloakroom, kitchen/dining room, living room, three bedrooms and a family bathroom.

Externally the property offers a fully enclosed garden and parking to front.

No chain

### Entrance Hall

Doors leading to cloakroom, built-in storage cupboard, lounge and kitchen/breakfast room. Stairs to first floor. Radiator.

### Cloakroom

White suite comprising low level W.C. and hand basin. Obscured window overlooking front aspect. Door to entrance hall.

### Kitchen/Breakfast Room 14'5" 10'9" (4.4m 3.3m)

Contemporary kitchen with a range of matching eye and base level cupboards with work top over, incorporating a breakfast bar seating area. Inset sink and drainer with mixer tap over. Integrated eye level oven and microwave. Inset gas ring hob with glass splashback and extractor over. Integrated fridge/freezer, dishwasher and washing machine. Wood effect flooring. Large sash window overlooking front aspect. Radiator. Door leading to entrance hall.

### Lounge 18'0" x 12'1" (5.5m x 3.7m)

Generous, bright lounge with large sash window and French doors leading to the rear garden. Opening leading to kitchen/breakfast room. Wood effect flooring. Door leading to entrance hall.

### Landing

Doors leading to all bedrooms and bathroom. Stairs to ground floor.

### Master Bedroom 15'1" x 9'10" (4.6m x 3m)

Double bedroom with dual windows overlooking front aspect. Radiator. Door to landing.

### Bedroom 3 8'10" x 7'6" (2.7m x 2.3m)

### Bathroom 10'2" x 5'6" (3.1m x 1.7m)

White suite comprising low level W.C., pedestal hand basin and generous walk-in shower with wall mounted shower and glass screen. Ladder style radiator. Attractively tiled to wet areas. Door leading to landing.

### Outside - Front

Block paved driveway leading to front door with storm porch over.

### Outside - Rear

Patio area leading from lounge. Fully enclosed. Lawn area with a mature tree.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (South Cambs)

Property Type - Mid-terrace House

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 91 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

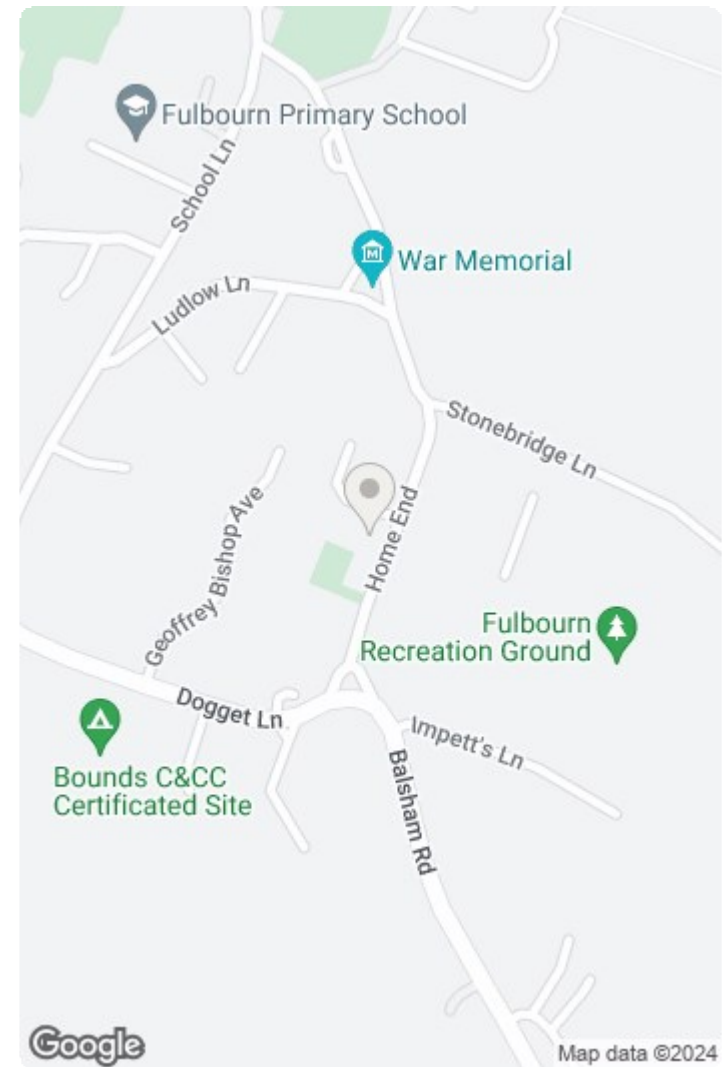
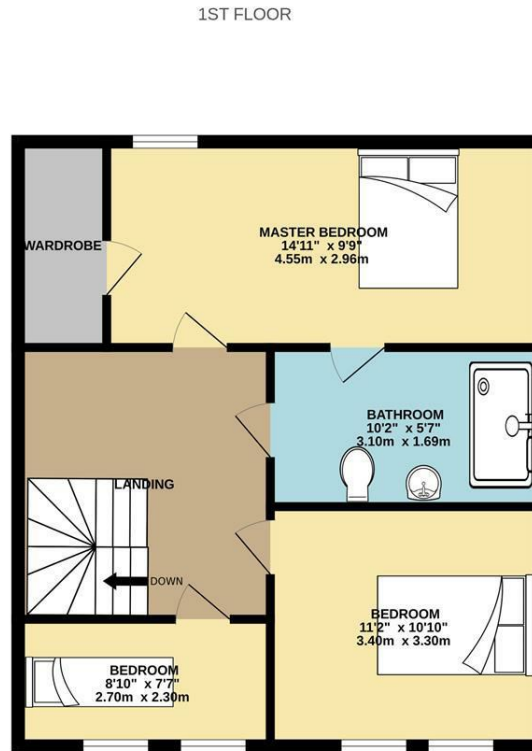
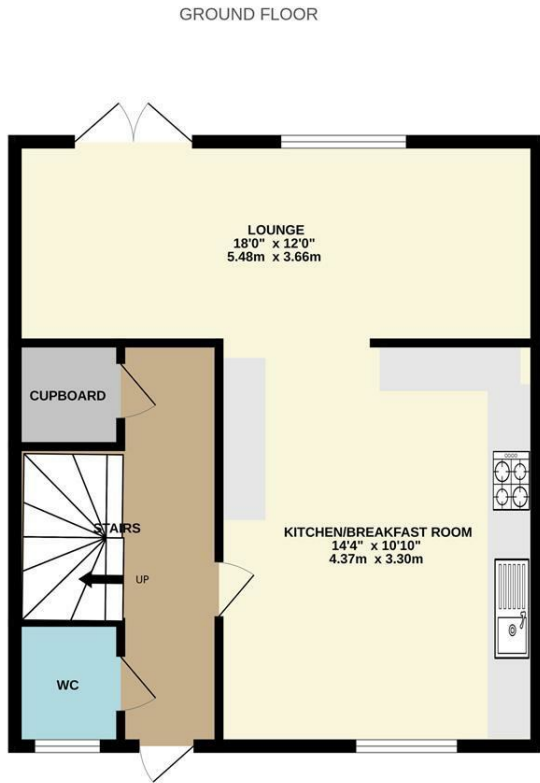
Broadband Connected - tbc

Broadband Type – Ultrafast available  
1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77	90		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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