



Radcliffe & Rust
Residential sales & lettings

18 Wilbraham Road, Fulbourn CB21 5GT
Guide Price £510,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this four bedroom semi-detached property in Wilbraham Road, Fulbourn, Cambs, CB21. Offering a prime position in this residential area, the property has ample off-road parking available outside the property. This property offers an excellent location within easy access of Babraham Road and Addenbrookes, as well as being close to the large Tesco on Yarrow Road, Cherry Hinton. Both the A14, A11 and M11 are also within easy reach. The property is in the catchment area for Fulbourn Primary School which is 0.7 miles from the property, around a 15 minute walk whilst the catchment secondary school is Bottisham Village College which is around a 11 minute journey by car.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this impressive semi-detached property in Wilbraham Road, Fulbourn. Having been cleverly extended, the property offers a spacious kitchen breakfast room, four bedrooms and is positioned on a generous sized plot with ample off road parking on a gravel driveway at the front of the property and a large private garden to the rear.

Once inside the property, there is a bright hallway with stairs leading to the first floor. Within the hallway, there is an understairs storage cupboard as well as the downstairs cloakroom which consists of a W.C. and hand basin. From the hallway, there are doorways leading to the rear kitchen extension and the open plan living and dining room.

The living and dining room overlook the front of the property and are flooded with natural light from the large window. The living area has a feature fireplace with wooden surround and original picture rails. The dining area has ample space to seat eight people, with half glazed double doors leading to the rear kitchen breakfast room extension. The kitchen consists of cream shaker-style cabinets with contrasting timber worktops and comprises a large pantry style cupboard with generous additional storage options. There is a large range oven with a five ring gas hob, stainless steel cooker, range hood, Butler's sink and space and plumbing for a washing machine, dryer, dishwasher and full height fridge freezer. A half-wall separates the kitchen and generous sized breakfast room, which is flooded by natural light from the Velux windows and double glazed doors leading to the side and rear of the property.

Upstairs on the first floor are three bedrooms and the family bathroom. The bathroom comprises a bath with overhead electric shower and glass screen, W.C., hand basin and stainless-steel heated towel rail. Bedroom one is located next to the family bathroom and overlooks the rear of the property. Within the room there is a single built-in cupboard and space for additional storage furniture. Bedroom two overlooks the front of the property with plentiful built-in wardrobe space for clothes and shoes. Bedroom three is the smallest of the bedrooms and would be well suited as a single bedroom, office or nursery. On the second floor is the loft conversion which has

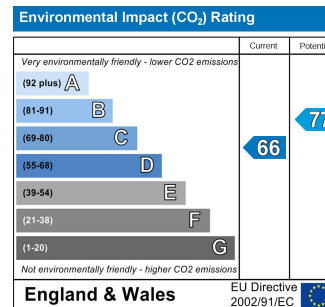
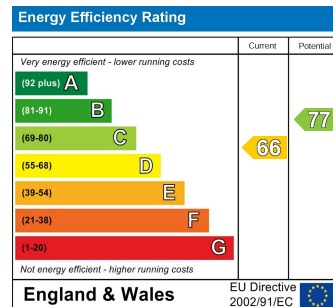
created the fourth bedroom. With sloping ceilings reflecting the shape of the roof, the room is bright thanks to the Velux windows which offer views of surrounding farmland.

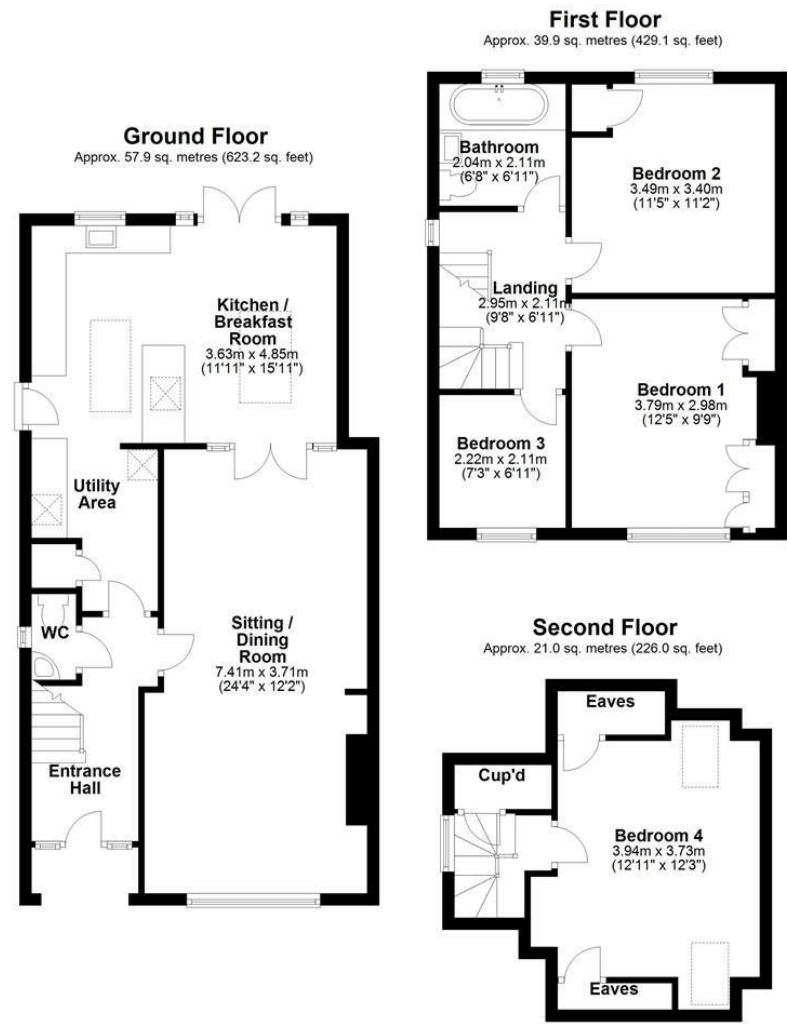
Directly outside to the rear of the property, there is a covered paved patio area with a perspex roof which is a great space to relax and entertain. The long rear garden is mainly laid to lawn with a number of established fruit trees and shrubs, a wooden storage shed and potential for a large vegetable plot.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold
Council tax: Band D - £2,172 for 2023 - 2024 (South Cambridgeshire District Council)
Chain - No onward chain





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			

