



**Radcliffe & Rust**

Residential sales & lettings

**11 Oslars Way, Fulbourn CB21 5DS**

**Guide Price £585,000**

Radcliffe & Rust Letting Agents Cambridge are delighted to offer for sale, this fantastic four - five bedroom semi-detached property in Oslars Way, Fulbourn, CB21. Offering a quiet residential location, the property can be accessed from both The Croft and Windmill Lane, both of which are no through roads. The property has the fantastic bonus of 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 0.5 miles from the property, around an 11 minute walk whilst the catchment secondary school is Netherhall School which is just over 2 miles away, around a 6 minute journey by car.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this modern and well positioned four - five bedroom property in Oslars Way, Fulbourn, CB21. Offering flexible living accommodation and a stunning open plan kitchen diner, this property offers a family friendly layout in a highly sought after location.

Upon approaching, the property is set back from the road with ample off road parking. The property has the benefit of two separate entrances so a work-from-home business such as a beauticians, could be set-up from this property, if required by the new tenant. Once inside, you are welcomed into the hallway with stairs leading to the first floor. Wooden style flooring make the hallway low maintenance and hard wearing. To the right of the hallway, there is a utility room space with the second entrance into the property. This space has a washing machine and tumble dryer and also houses the boiler. From the utility room, there is an internal hallway which leads to the downstairs cloakroom, kitchen diner and family room / bedroom five. The downstairs cloakroom has half tiled walls, W.C., hand basin and stainless steel heated towel rail. The family room / bedroom five has a large window overlooking the rear garden, a double wardrobe with sliding doors and can comfortably fit a double bed. From the family room, there are double doors leading to the open plan kitchen diner.

The kitchen diner is the real heart of this property. The dining area has two Velux windows, spotlights, French doors leading to the rear garden and can comfortably seat six to eight people. The walls are brightly painted with one wall enjoying a coloured geometric pattern. The kitchen consists of white gloss wall and base units with an electric oven with built-in microwave above, induction hob, glass cooker hood, full size American style fridge freezer and an under stairs storage cupboard. In the centre of the kitchen there is an island with black granite worktop which has space for two seats and the sink is also housed in the island. The kitchen and diner space can be accessed from the entrance hallway, inner hallway and family room and from this room you can go into the living room. The living room is located at the front of the property and has a large bay window which floods the room with light. Within the living room there is a feature traditional style gas fire with wooden surround.

Upstairs there are four bedrooms and two bathrooms consisting of three doubles and one single. To the left on the landing are three of the four bedrooms. Bedroom four overlooks the front of the property and can fit a single bed. This room could also work well as an office or nursery if required by the new tenant. Bedroom one

also overlooks the front of the property and has the added benefit of two built-in wardrobes with double doors. Bedroom two overlooks the rear of the property. Within the room there is a built-in wardrobe with double doors and this room could comfortably fit additional furniture if required. The family bathroom sits in the middle of the landing and has a kidney shaped bath with curved glass screen and overhead shower, countertop vanity hand basin, W.C. and white heated towel rail. Next to the family bathroom is a second shower room with modern marble style tiles, corner walk-in shower with sliding doors, vanity with countertop hand basin and W.C. and white heated towel rail. Both bathrooms have the same style of flooring creating a sense of flow and continuity. Opposite the shower room is bedroom three. This bedroom overlooks the front of the property and has wooden style flooring. Dual aspect windows flood the room with light and the bedroom could comfortably fit a double bed.

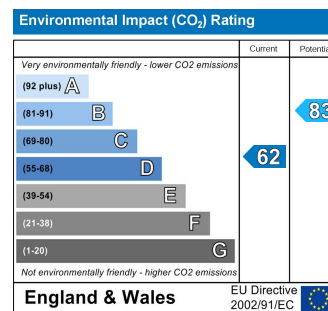
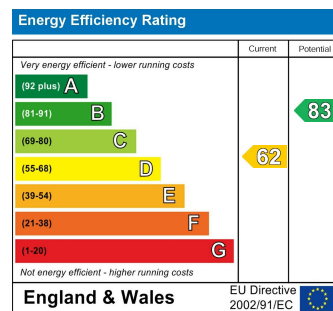
Outside there is a good sized rear garden mainly laid to lawn with mature trees and bushes lining the edge of the garden. Directly outside the French doors there is a paved patio area and at the end of the garden there is a large shed.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

Council tax band E, approx £2,521 for 2022-2023.

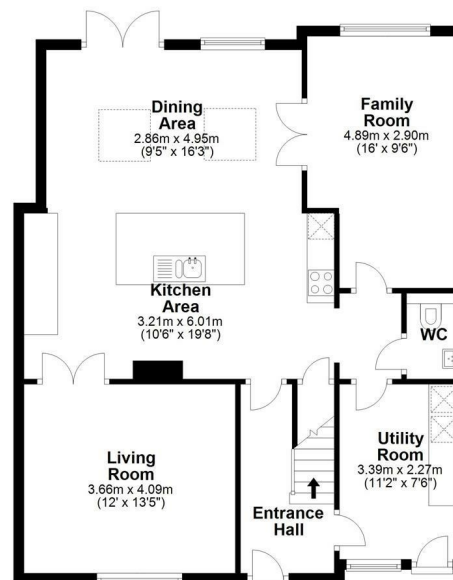
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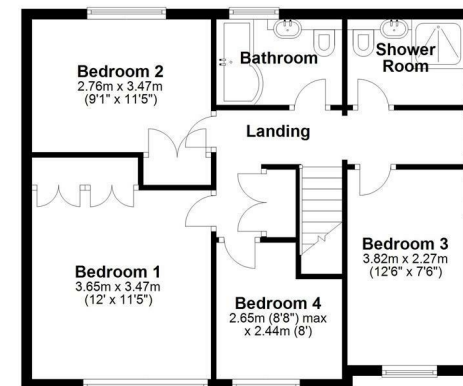
### Ground Floor

Approx. 82.7 sq. metres (890.2 sq. feet)



### First Floor

Approx. 58.6 sq. metres (631.1 sq. feet)



Total area: approx. 141.3 sq. metres (1521.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

