



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this spacious four-bedroom link-detached bungalow on the southeast side of Cambridge city centre, CB1. This property has fantastic access to the A14, A11 and M11, Cambridge Train Station, Addenbrookes Hospital and Cambridge Airport; it's the perfect location for anyone looking to be on the outskirts of a bustling town with fantastic commuting options. Thulborn Close is also well located for all of Cambridge's amenities, including a quick and convenient trip to the large Tesco superstore in Fulbourn. And schools? Thulborn Close is in the catchment area for Teversham C of E VA Primary School (0.2 miles, 5 minutes walk); children over 11 usually attend secondary school at nearby Bottisham Village College (8 minutes journey by car).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this spacious four-bedroom link-detached bungalow in Thulborn Close, CB1. Set on a substantial sized plot in a quiet cul-de-sac location, the property offers private front and rear gardens, a separate double garage with off road parking for two cars and a second living room / office / snug as part of its floorplan.

Upon approaching the property, you are welcomed by a good sized front garden laid to lawn with a mature tree in the centre and shrubbery lining the edge of the grass. To the right of the front of the property is the private double garage with motorised door. In front of the garage there is a paved driveway large enough for two cars to be parked off road. Once inside, there is a glazed porch which leads to the front door. The hallway is L shaped with the main hall and inner hall and has wooden parquet flooring. Next to the front door on the left hand side is the cloakroom which has a W.C. and hand basin. Perfectly useable as it is, the cloakroom may benefit from some modernisation if required by the new owner. On the right hand side of the hallway is the kitchen. Overlooking the front of the property, the kitchen is a great size and offers the perfect blank canvas for the new owner to really put their stamp on the property. Within the kitchen, there is currently space for a freestanding oven and an under counter fridge/freezer and space and plumbing for a washing machine. The kitchen leads into the dining room and the wall between these rooms could be removed if required to create a large open plan kitchen diner (subject to relevant planning). The dining room can comfortably fit a table for six to eight people and has two doorways leading to the snug / sitting room and also into the main living room. If a completely open plan style of living is preferred, the kitchen, dining room, main living room and second living room could all be opened up to create a vast open space which would be the perfect place to relax and entertain (subject to relevant planning and checks). The snug / sitting room sits at the end of the property. With a unique shaped half-pitched roof, this room has pleasant views over the rear garden and is flooded with light thanks to the full height window and second window. If a second living room is not required, this space would work really well as an office, play room or exercise space. The main living room can be accessed from both the hallway and dining room. Another generous sized room, the living room enjoys the same unique shaped

half-pitched roof as the second living room and has two sets of sliding doors overlooking the rear garden seamlessly combining the inside with the outside.

At the opposite end of the hallway to the living space are the bedrooms and main bathroom. The first room you come to on the left hand side is the main bathroom. A good sized room, the bathroom has a W.C., hand basin, bath and separate shower cubicle. If required, a change in layout could maximise the use of the space within the room. Opposite the bathroom is bedroom two. A good sized double overlooking the rear of the property, bedroom two can comfortably fit a double bed and large wardrobes as required. Further down the hallway on the left hand side are bedrooms three and four. Both single bedrooms, these bedrooms may benefit from being changed into one large double bedroom if required by the new owner. At the end of the hallway is the main bedroom. With dual aspect windows overlooking both the front and rear of the property, bedroom one has two sets of built-in wardrobes with double doors and overlooking the rear of the property are sliding doors leading to the rear garden. There is potential for a front extension to add an en-suite to the main bedroom (STP)

To the rear of the property, there is a private rear garden which has a large paved area directly outside the property as well as a grassed area with mature trees and shrubbery. At the end of the garden, there is a pleasant paved patio area offering the perfect place to relax after a busy day. The large front and rear gardens provide potential opportunities to extend the property to both the front and rear.

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.

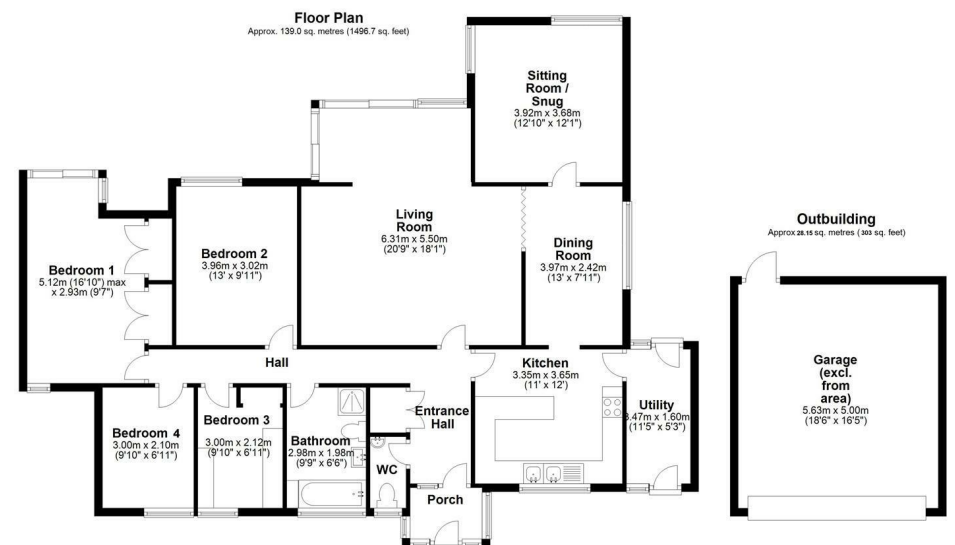
Agents notes

Tenure: Freehold

Council tax band: F - £3,283 for 2024 - 2025 (South Cambridgeshire District Council)

Chain free





Total area: approx. 139.0 sq. metres (1496.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	61
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

