



Cherry Orchard, Fulbourn, CB21 5EH



## Cherry Orchard

Fulbourn,  
CB21 5EH

A well presented and thoughtfully extended four bedroom detached property extending to approximately 1416sqft offering flexible and well planned accommodation which is arranged over two floors. The property further benefits from generous rear garden, off-road parking and garage as well as separate office. Located in a quiet cul-de-sac position in the sought after village of Fulbourn, close to local amenities including Addenbrookes Biomedical Campus.

4 2 3

Guide Price £650,000





**UPVC DOUBLE GLAZED FRONT DOOR**  
leading into:

### ENTRANCE HALL

carpeted, downlight, radiator, understairs storage cupboard, stairs leading up to first floor, further storage cupboard with shelving and access into various rooms.

### DOWNSTAIRS W C

with laminate flooring, radiator, low level w.c., wash hand basin and upvc double glazed frosted window overlooking front of the property, downlight and storage cupboard.

### KITCHEN

with laminate tile effect flooring, a range of soft close floor and wall units with laminate worktop, integrated oven and grill, integrated 4 ring induction hob with splashback and extractor fan, integrated Bosch dishwasher, one and a half sink and drainer, upvc double glazed window overlooking front of the property, space for fridge/freezer, storage pantry with shelving and upvc door out onto side of the property, access into:

### BREAKFAST ROOM

with laminate effect tile flooring, radiator, downlight, storage cupboard housing boiler and upvc double glazed doors leading out onto rear garden.

### DINING ROOM

carpeted, upvc double glazed window overlooking rear garden, downlight, radiator, through into:

### SITTING ROOM

carpeted, with dual aspect windows overlooking front and side of the property, electric storage heater, feature brick built fireplace with wood burner, downlight and wall lights.

## ON THE FIRST FLOOR

### LANDING

carpeted, downlight, access into loft space and airing cupboard. Access into various rooms including:

### PRINCIPAL BEDROOM

carpeted, radiator, upvc double glazed window overlooking rear garden, access into DRESSING AREA with built-in wardrobes with sliding doors and hanging rail, eaves storage cupboard and further loft space.

### ENSUITE

carpeted, three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin, frosted window overlooking front of the property, downlight, heated towel rail.

### BEDROOM 2

carpeted, radiator, upvc double glazed window overlooking rear of the property, storage cupboard.

### BEDROOM 3

carpeted, upvc double glazed window overlooking front of the property, radiator, downlight.

### BEDROOM 4

carpeted, upvc double glazed window overlooking front of the property, radiator, downlight, built-in shelving unit.

### BATHROOM

with laminate effect tile flooring, part tiled walls, three piece suite comprising of bath with shower over, wash hand basin, low level w.c., upvc double glazed frosted window overlooking side of the property, heated towel rail.

## OUTSIDE

The property is approached via pathway leading to drive with off-road parking for multiple vehicles and to GARAGE beyond with up and over door, window, concrete floor, eaves storage and power. Front garden is predominantly laid to lawn with beds containing a variety of shrubs and hedging and the property itself is approached via path leading to front door.

Rear garden with terrace area perfect for outside seating and alfresco dining. The garden is predominantly laid to lawn and fully enclosed via timber fencing and hedging, raised beds containing a variety of shrubs. personal door into garage from garden

## PURPOSE BUILT OFFICE

with double glazed windows looking into the garden, double glazed door, downlight, electric storage heater and wood flooring. Timber decking in front of office perfect for outside seating.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>77</b>
	<b>63</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £650,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire

**Approximate Gross Internal Area 1416 sq ft - 132 sq m**

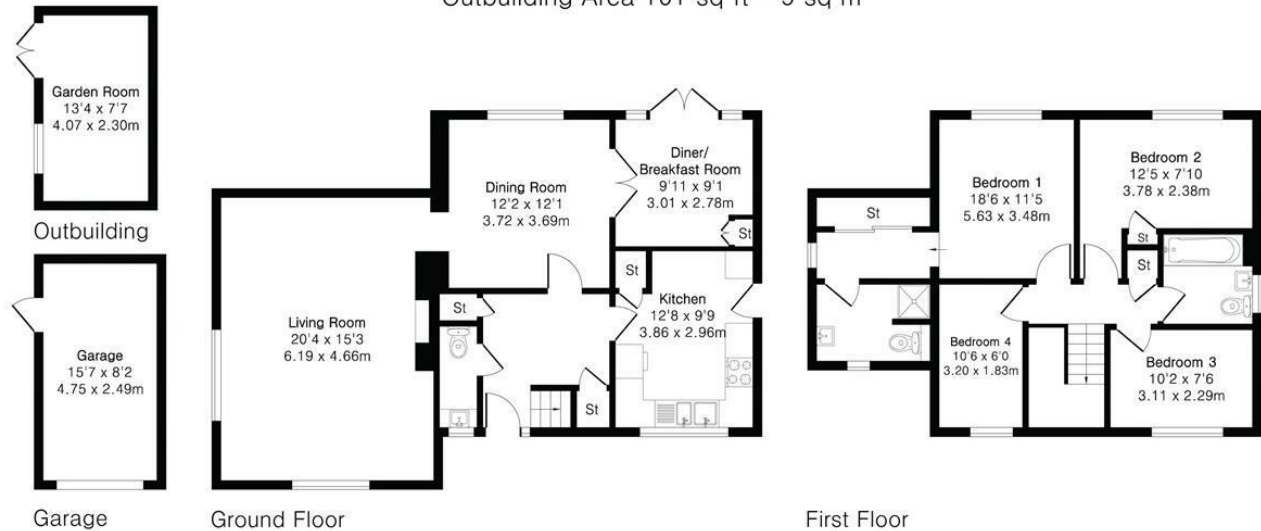
**(Excluding Garage & Outbuilding)**

Ground Floor Area 815 sq ft - 76 sq m

First Floor Area 601 sq ft - 56 sq m

Garage Area 127 sq ft - 12 sq m

Outbuilding Area 101 sq ft - 9 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**CHEFFINS**

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

