



Bush & Co.



## 3 Dunmowe Way, Fulbourn, Cambridgeshire, CB21 5HW

Guide Price £400,000 Freehold



Energy Rating Band C

3 Dunmowe Way is an attractive three-bedroom semi-detached house, of brick elevations under a pitched tiled roof with accommodation arranged over 2 floors, measuring over 880sqft.

In brief the accommodation comprises, covered entrance porch, opens up into the welcoming living room, which has stairs rising to the first-floor attractive bay window to the front aspect. The inner hallway, gives access to the kitchen diner, large cloakroom with WC and a handy under stairs storage cupboard

The kitchen/dining room, is a bright and spacious, there is a range of matching cabinets and drawers, ample worksurfaces, space and plumbing for various appliances, tiled splashbacks., a part glazed door gives access to the rear garden.

On the first floor, there are 3 bedrooms all off a central landing. The principal bedroom is a good size double with built in storage, bedroom 2 is a double bedroom 3 is a comfortable single. The family bathroom, has a large shower, WC, hand wash basin finished with modern tilling.

Outside, there is off street parking for several vehicles, further hardstanding is behind secure wooden gates. There is a patio area, the remainder is laid to lawn with artificial grass.

### Location

Fulbourn is a village located south east of Cambridge and benefits from many local facilities including Domino Nursery School, Playschool, Primary School with breakfast club and after school club, Tennis Club, Football, Brownies and Cubs, Library, two GP practices, Dentist, Chemist, Post Office, Vegetable shop, Butchers, Co-op, Hairdressers and nearby Tesco's Superstore. Access is also convenient to Addenbrookes Hospital, the A11 and A14 with a regular bus service to the city centre.



## Exceptional service in Cambridge and the surrounding villages

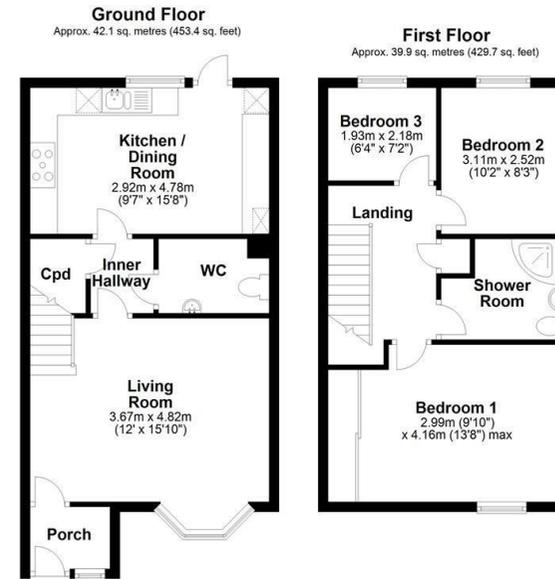
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Total area: approx. 82.0 sq. metres (883.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road  
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