GRAY TOYNBEE

12 Farmers Row

Fulbourn, CB21 5HL

Guide price £375,000

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Fulbourn, CB21 5HL

- Private south-facing garden
- Private driveway parking
- Master bedroom with ensuite
- 2 bed, 1 recep, 1 kitchen, 2 bath, 1 ground floor WC
- 2014 - Freehold
- Close access to ARM, Addenbrooke's & Cambridge Central & South train stations

A bright and well-presented home of 802 sqft / 74 sqm with a south-facing garden and driveway parking, enjoying a peaceful cul-de-sac position a short walk from the village High Street.

This semi-detached house has been very well cared for and has served as a home to our vendor since it was built in 2014. No.12 is well situated for access to ARM (2.2 miles) and Addenbrooke's (3.8 miles).

There is a light and airy living/dining room with understairs storage and double doors opening onto the rear garden. The kitchen has been fitted with a modern range of units; integrated appliances include a fridge/freezer, washing machine, dishwasher, double oven, and a 4-ring has hob with extractor over. Completing the ground floor accommodation is a cloakroom W.C.

Upstairs are 2 large double bedrooms, both including built-in cupboards. The master bedroom also has an en-suite shower room finished with a white suite. There is a separate bathroom and the landing provides access to a boarded loft with a fitted pull-down ladder.

Outside, there is driveway parking and an open-plan front garden stocked with

a variety of shrubs. The rear garden is due south and has a paved terrace, well suited to alfresco dining. The remainder is laid to lawn and there is a storage shed at the foot of the garden.

Fulbourn is a picturesque village located around 5 miles south-east of Cambridge. This location is cycle-friendly: about 20–30 minutes by bike to the City Centre. The Citi1 and Citi3 bus services offer routes to Addenbrooke's and ARM, whilst the A11 is also a short drive away.

The village has many great amenities that include a Co Op supermarket, an excellent local butcher, greengrocer, library and a handful of other independent shops along the High Street, as well as some lovely pubs.

Fulbourn has excellent educational facilities such as nurseries and schools all within walking distance including Fulbourn Primary, plus the Landmark International and the Cambridge Steiner Waldorf.

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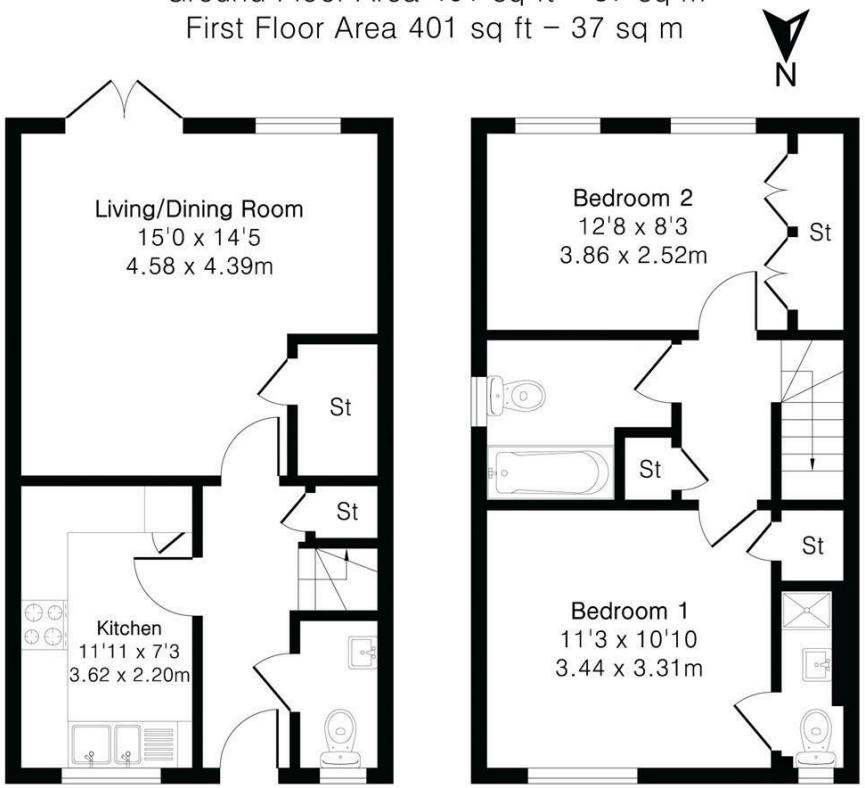
Approximate Gross Internal Area 802 sq ft - 74 sq m

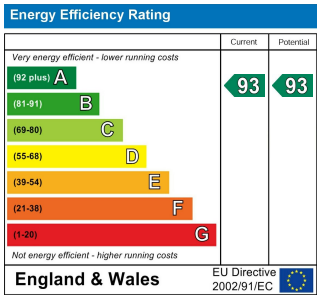
Ground Floor Area 401 sq ft – 37 sq m

First Floor Area 401 sq ft – 37 sq m



Ground Floor First Floor

Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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