

Bush & Co.



Whiteacre 7 Doggets Lane, Fulbourn, Cambridge



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Guide Price £1,250,000 Freehold

About the Property

Fulbourn is a sought-after village on the south side of Cambridge, within easy reach of the Addenbrookes Hospital Biomedical Campus and several large employers. The village has plentiful amenities, including shops, pubs, food outlets, and a well-regarded primary school. A Tesco superstore is located around 1.5 miles away.

Accommodation in detail.

Ground floor;
The Family Room with an open fireplace fitted with a Jet master and tiled hearth with painted wood surround, double-glazed French doors to the rear garden and terrace, library unit and radiators.

The dining room features an electric fireplace, storage cupboards and radiator.

Kitchen/breakfast room with twin sink unit, range of wall and base units, electric hob, oven, door to the rear garden, a walk-in pantry and a kitchen heater. Inner hall, A Worcester Bosch gas-fired boiler serving the hot water and central heating. Utility room with a sink unit, range of wall and base units, plumbing for a washing machine and under stair storage.

Inner hall, leading to a bedroom with a range of storage cupboards, a window overlooking the rear garden and a radiator. Shower room, comprising a cubicle, hand basin and WC, electric water heater and radiator.

First floor landing with radiator. Bedroom one with two double wardrobes, fitted chest of drawers windows to front and rear elevation, radiator. Bedroom two with a double wardrobe and cupboards above, a large fitted storage cupboard, a window to the front elevation and a radiator. Bedroom three, window to rear and side elevation, and a radiator. Bedroom four window overlooking the rear garden, wardrobe and radiator. Bathroom with panel bath and shower over, hand basin, WC, tiled surrounds and towel rail.

Outside. The house occupies a substantial garden measuring around 1.5 acres. entrance is via an opening between a brick wall and a hedge, leading to a hard-standing area, allowing access to a detached garage, which was re-roofed in slate approximately 2 years ago. Additional storage and loft space. The wonderful garden has been laid out for some years with a wide variety of trees, creating a woodland area. Grassland and lawn. The garden is enclosed with fencing. Adjacent to the rear of the house is a substantial terrace with a south-facing aspect. Gardeners' shed and summer house.

Tenure: Freehold.

Services; Mains water, drainage, gas and electricity.

Council Tax; Band F

The house is within the Conservation Area.

Property Highlights

- A spacious detached Victorian family house
- 1.5 acres
- Five bedrooms
- Bathroom and shower room
- Stunning gardens
- Family Room
- Dining room
- Kitchen/breakfast room
- Detached garage
- Popular Village location

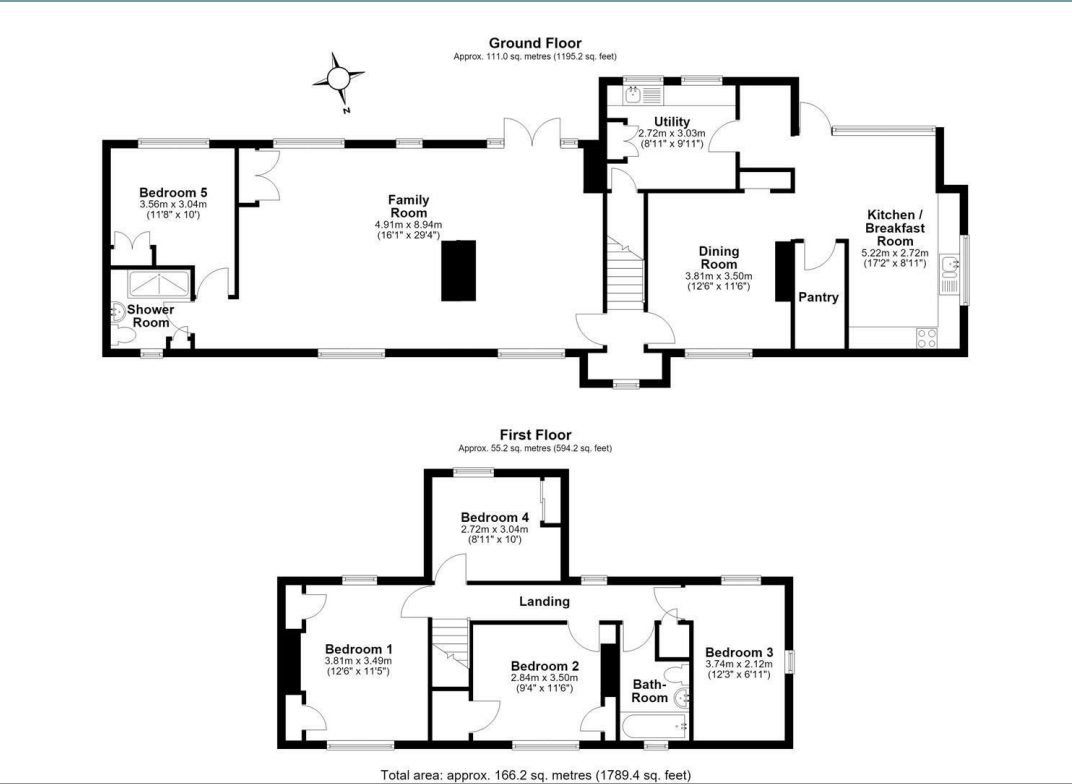
Further Information

Tenure - Freehold
Council Tax - Band F
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment





Whiteacre 7 Doggets Lane, Fulbourn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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