



12 Station Road, Fulbourn, Cambridge, CB21 5ES

Guide Price £695,000 Freehold



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A DETACHED, SINGLE-STOREY RESIDENCE, EXTENDED AND FULLY REFURBISHED, BEAUTIFULLY PRESENTED THROUGHOUT, SET WITHIN A GENEROUS, MATURE GARDEN WITH VIEWS OVER FIELDS TO THE REAR AND LOCATED CLOSE TO THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Extended, detached single-storey residence
- 3 double bedrooms, study, 1.5 bathrooms
- Plot size - approx 0.14 acres
- Mature gardens with views over fields
- Built in late 1950s/ early 1960s
- Fabulous vaulted kitchen/breakfast/family room
- 1250 sqft / 117 sqm
- Off-road parking and garage
- Chain free
- Gas-fired central heating to radiators & underfloor

The property occupies a fine non-estate position, just a short walk from the thriving village centre, the nature reserve, parish church and primary school. The property is set within a generous, mature and private garden with views across fields with the nature reserve beyond, ample parking and a garage.

The current owners have transformed the property with a programme of expansion and full refurbishment creating a home, which is both flexible and generously proportioned, plus all is beautifully presented throughout.

The accommodation comprises a spacious and welcoming reception hall with a cloakroom w.c. and utility room just off. Off the inner hallway are three double bedrooms (bedrooms 1 and 2 with fitted wardrobe cupboards), a handy office and a luxury family bathroom fitted with Duravit sanitaryware and these include a low-level w.c. a bidet, a vanity wash hand basin, a shower bath with mains shower over and a heated towel rail. The heat of this home is a wonderful open-plan space, which includes a generous sitting/dining room with bifold doors to the side garden. This room opens to the wonderful vaulted kitchen/breakfast room bathed in natural light courtesy of the Velux windows, incorporated in the vaulted ceiling plus bifold doors leading to the garden and decked terrace. The kitchen is fitted with a range of attractive, contemporary cabinetry and these include deep pan drawers and larder cupboards with quartz work surfaces with an inset one and a half sink unit with a mixer tap and bevelled drainer, plus a large, matching central island/breakfast bar, again with a quartz top. There is a range of integrated appliances and these include a five-ring gas hob, extractor, double oven, full fridge and full freezer, dishwasher, drinks fridge and all is complemented by a fabulous polished concrete floor with heating under.

Outside, there is a generous gravelled in-and-out driveway screened by a beautiful, mature Twisted Willow tree. Additional gravelled parking to the side of the property leads to the garage with an up-and-over door, power and light connected. Gated access leads to the rear garden, which is predominantly laid to lawn with well-stocked flower and shrub borders and beds, a generous raised Trek non-slip composite decking - ideal for alfresco dining and summer evening entertaining - plus far-reaching views across fields to the rear, beyond which is the nature reserve.

Location

Fulbourn is a popular village situated south-east of Cambridge. Benefiting from a range of local shops including an independent butchers, greengrocers, sandwich shop, pharmacy and Co-op. There is also a well regarded primary school, library, health centre and a range of public houses/restaurants. Sports facilities within the village include active football, tennis, badminton and cricket clubs.

Local secondary schools include Bottisham Village College and Netherhall School. Cambridge itself provides extensive shopping and public schooling for all age groups. ARM, Addenbrooke's Hospital, the Biomedical Campus and railway station are within easy reach.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - D

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Approx. gross internal floor area 117 sqm (1250 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



