

14 Balsham Road, Fulbourn, Cambridge, CB21 5BZ

Guide Price £775,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN INDIVIDUAL DETACHED FAMILY RESIDENCE, EXTENDED AND MUCH IMPROVED, SET WITHIN A GENEROUS, MATURE GARDEN WITH AMPLE PARKING, DOUBLE-LENGTH GARAGE AND LOCATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 4 bedroom detached house
- 1675 sq ft / 156 sqm
- Gas fired central heating to radiators
- Off road parking and double length garage
- Council tax band-E
- 1 bathroom, 2 reception rooms
- Built in the 1960s
- 0.16 acre plot
- EPC-C / 71
- Views over countryside

The property occupies a fine, non-estate position, set back from the road and conveniently located for the village centre and primary school. Over the years the property has been extended and much improved, offering extremely well-presented accommodation, extending to 1675 sq ft. There is, however, scope for further expansion subject to planning consents. There is ample parking and a double length garage with gardens and grounds extending to 0.16 acres, enjoying maximum seclusion and overlooking a pleasant wooded area.

The accommodation comprises a generous and welcoming reception hall with stairs to first floor accommodation, deep storage cupboard under, plus a further storage cupboard and a cloakroom/W.C just off. There are two dual aspect reception rooms including a generous dining room and a sitting room with an open fireplace. The kitchen/breakfast/family room is very much the heart of this lovely home and is fitted with attractive cabinetry, including two pantry cupboards and deep pan drawers, ample fitted working surfaces with inset ceramic one and a half sink unit with mixer tap and drainer, a Rangemaster 10 stove with matching extractor over plus integrated appliances including a full fridge a freezer, plus a dishwasher. Just off there is a handy utility room with space for the usual white goods, a wall mounted gas fired central heating boiler and a door to both garden and the garage.

Upstairs there are four good-sized bedrooms, a large five-piece family bathroom and an en-suite W.C to the master bedroom.

Outside, a generous gravelled driveway provides off-road parking for several vehicles and leads to the double length garage with up and over door, power and light connected plus a workshop space. The gardens extend to both side and rear and laid mainly to lawn with well stocked flower and shrub borders and beds, a generous paved patio area, timber shed with power, light and a work bench and a garden shed and all enjoys excellent levels of privacy.

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. The property is in close proximity to the Fulbourn Fen Nature Reserve and Site of Special Scientific Interest with good dog walks and green space, recreation ground, tennis club and sports hall.

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
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

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

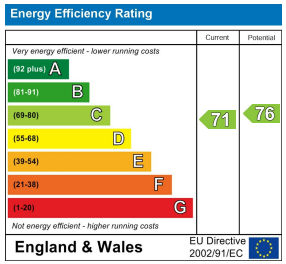
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 156 sqm (1675 sqft) excluding Garage



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.











