



BROWN & CO

76 PIERCE LANE



- 76 Pierce Lane-

Fulbourn | Cambridge | CB21 5DL

A three double bedroom semi detached home occupying a substantial plot with a 165 ft. rear garden, ample parking, and excellent potential to enlarge and enhance, subject to planning permission.

Property Highlights

Fantastic potential for extension (STPP) - Sought after residential location - Well situated for local amenities - Ample driveway parking - Attractive setting with leafy outlooks - Three double bedrooms - 165 ft. rear garden (approximately)

House

Ground Floor: Living / Dining Room - Kitchen - Utility Room / Bathroom

First Floor: Landing – Principal bedroom - Bedroom two - Bedroom three -

Total: 934 sq. ft. (87 sq. m)



DETAILED DESCRIPTION

A rarely available and exciting opportunity to acquire a three double bedroom semi detached home occupying a popular position within this highly sought after village. Standing within a generous plot of approximately 0.16 acres, the property offers significant scope for extension, subject to the necessary planning consents. The well planned accommodation extends to approximately 934 sq. ft., arranged over two floors, and is further complemented by ample off road parking with an EV charging point and an impressive rear garden extending to approximately 165 ft. in length.

LOCATION

Fulbourn is a highly regarded and well established village on the eastern edge of Cambridge, situated approximately 5 miles from the city centre. The village boasts attractive historic character with convenient access to Cambridge's extensive employment, educational, and cultural amenities, making it a particularly popular location for families and professionals alike.

Transport connectivity is a notable feature of the village. Fulbourn enjoys convenient access to the A14, A11, and M11, providing straightforward routes to Cambridge, Newmarket, London, and the wider motorway network. Cambridge railway station and Cambridge North station are both readily accessible, offering regular direct services to London King's Cross, London Liverpool Street, and a variety of regional destinations. The village is also well served by local bus routes and the city's extensive cycle network.

The village offers an excellent range of day to day amenities, including a convenience store, pharmacy, public houses, cafés, a library, village hall, and healthcare facilities. More extensive shopping, dining, and leisure opportunities are available within Cambridge city centre and the nearby retail parks. Fulbourn is particularly well regarded for its attractive countryside surroundings and green spaces. A network of footpaths and bridleways provides access to the surrounding Cambridgeshire landscape, whilst nearby nature reserves and open spaces offer excellent opportunities for walking, cycling, and outdoor recreation.

Educational provision is a significant attraction. The village is served by Fulbourn Primary School and lies within the catchment area for highly regarded secondary schooling. In addition, Cambridge offers an outstanding selection of independent schools, including The Perse School, St Faith's, The Leys School, and Stephen Perse Foundation, all within convenient reach. The location is especially well positioned for access to some of Cambridge's principal employment hubs, including Addenbrooke's Hospital and the Biomedical Campus, Cambridge Science Park, Granta Park, Babraham Research Campus, and the city's internationally renowned academic and technology sectors.

OUTSIDE

The front of the property benefits from direct access from Pierce Lane, leading to a generous front garden incorporating a parking area, mature shrub borders, and a pathway to the entrance door. Further features include an EV charging point and established planting which enhances the property's frontage.

The fully enclosed rear garden extends to approximately 165 ft. and enjoys a peaceful, leafy setting with a northerly aspect. Predominantly laid to lawn, the garden is landscaped with a variety of mature shrubs, trees, and decorative planted beds. A stepping stone pathway through the garden leads to a storage shed, pond, and a number of seating areas positioned throughout the space. Further benefits include external lighting, an outside tap, and gated side access.





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

With window to the front aspect, entrance door, stairs to the first floor, under stairs storage cupboard, wood effect flooring, door to



KITCHEN

With timber single glazed window to the side aspect, range of eye and base level units, worktop with inset sink and a half with drainer and mixer tap over, space and plumbing for dishwasher, space for under counter fridge, integrated oven with four ring gas hob and extractor hood over, wood effect flooring, door to living/dining room, opening to rear hallway

LIVING / DINING ROOM

With double glazed uPVC window to the front aspect, single glazed timber window to the rear aspect, feature fireplace in dining area, open fireplace in sitting area with tiled hearth and surround, exposed floorboards, decorative wall panelling



KITCHEN / BREAKFAST ROOM

With window to the rear aspect, contemporary high gloss white handleless kitchen with range of base and tower units, worktop with inset sink with mixer tap over, island with breakfast bar and inset induction hob, integrated dishwasher, integrated chest level oven, space for fridge freezer and microwave, tiled floor, door to utility room

REAR HALLWAY

With door to side access, wood effect flooring, door to

BATHROOM / UTILITY ROOM

With windows to the side aspects, suite comprising; low level wc with hidden cistern and eco flush button, panelled bath with shower over and vanity unit with inset basin with chrome mixer tap over, wall mounted storage cupboards, counter with space for appliances below including washing machine, dryer and freezer, part tiled walls

FIRST FLOOR LANDING

With window to the side aspect, loft access via hatch, doors to

PRINCIPAL BEDROOM

With windows to the front aspect, integral cupboard

BEDROOM TWO

With window to the rear aspect, feature fireplace

BEDROOM THREE

With window to the rear aspect

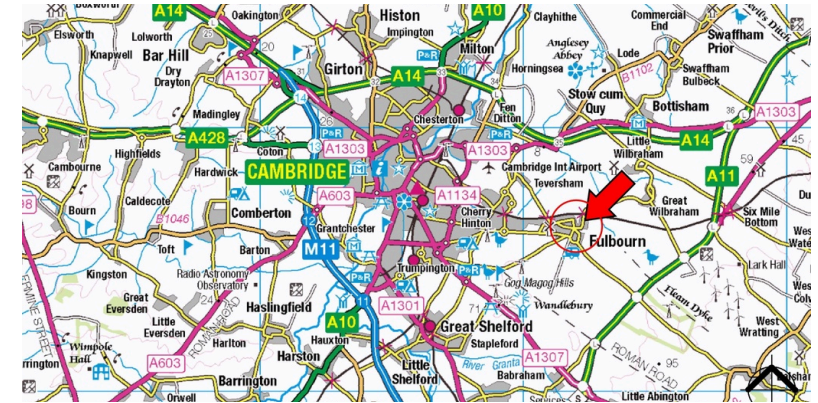
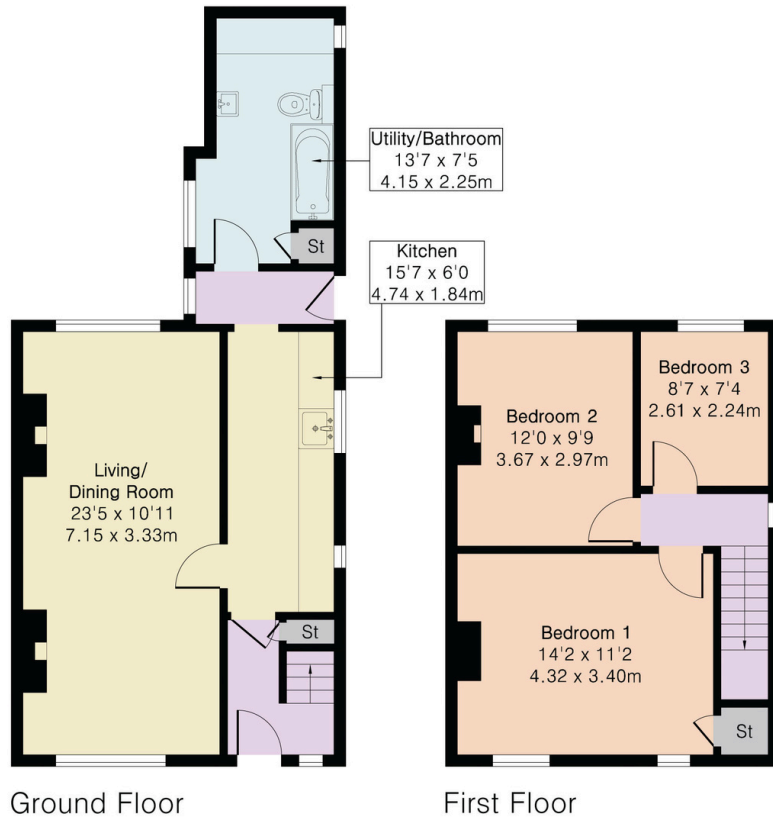




Approximate Gross Internal Area 934 sq ft - 87 sq m

Ground Floor Area 529 sq ft – 49 sq m

First Floor Area 405 sq ft – 38 sq m



Tenure: Freehold

Services: All services connected, gas fired central heating

Council Tax Band: D
EPC: TBC

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB44148. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

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