

Plot 1 Pierce Lane

Fulbourn, CB21 5DJ

Guide price £1,000,000

4 3 2

Plot 1 Pierce Lane

Fulbourn, CB21 5DJ

- Interiors by Rusty Bucket Interior Design
- Brand new detached home
- Predicted EPC rating B
- Secluded non-estate position
- 10 Year warranty
- 4 bed, 3.5 bath, 3 recep

A stunning, brand new, detached house, beautifully appointed and situated in a large mature plot in a discreet position close to the heart of the village.

This family home has been carefully designed and expertly finished and is one of just two homes located at the end of a private driveway. The Developers collaborated with an interior designer throughout the project to create contemporary, bespoke, and premium living spaces within peaceful surroundings.

The ground-floor accommodation flows around a large hallway, which has a natural wood and steel staircase, a cloakroom and WC and large format porcelain floor tiles that lead through to the kitchen/dining room, which is both striking and stylish. Designed and supplied by David Hall Handmade Kitchens, there is a large island with a breakfast bar, quartz countertops and premium integrated appliances, including a downdraft induction hob, oven, combi oven, dishwasher, fridge, freezer, and a butler sink that includes a boiling water tap and waste disposal. The dining area has bifold doors to a secluded















terrace. A utility room incorporates a plant room, a water softener and is fitted to the same standard as the kitchen.

The living room has a triple aspect, including bifold doors to the garden, and a modern wood burner. A study completes the ground floor.

Upstairs, there are four bedrooms, two with luxuriously appointed en-suite shower rooms, and two with a lovely dual aspect. There is a family bathroom with a full-height window and, shower over the bath. All the bathrooms as fitted with Cross Water sanitaryware and brassware, illuminated mirrors and dual fuel towel rails.

The house has underfloor heating on the ground floor via an air source heat pump, aluminium double glazing, CAT6 networking, CCTV, and a burglar alarm. All internal paint work is "Coat" paint, a climate-positive and sustainable product. The interiors have been carried out by Rusty Bucket Interior Design.

Images were taken from another plot

At the front, there is a large gravelled driveway and a carport with an adjoining secure store/workshop. The gardens are fully enclosed and a particularly good size, with a new lawn, raised planters, and mature trees. Extensive porcelain tiling and pathways connect the outside space beautifully, and the whole enjoys a level of privacy not often achieved with a brand new home.

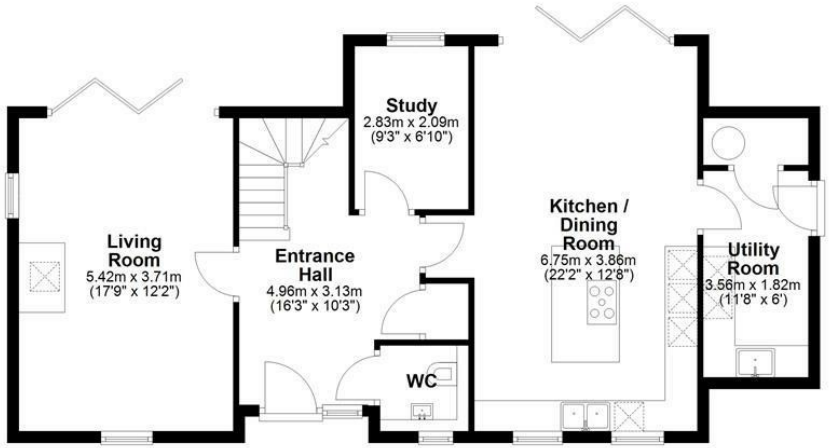




GRAY TOYNBEE

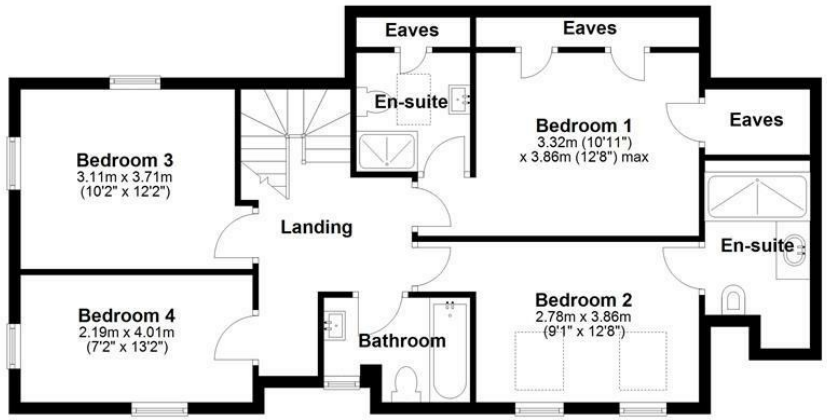
Ground Floor

Approx. 78.8 sq. metres (847.7 sq. feet)



First Floor

Approx. 78.8 sq. metres (847.9 sq. feet)

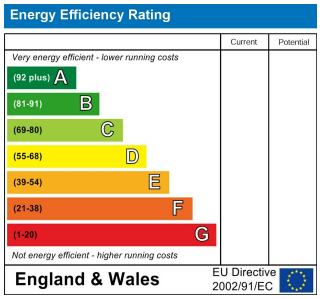


Total area: approx. 157.5 sq. metres (1695.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: New Build

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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com