



84A Fulbourn Old Drift
Cherry Hinton, CB1 9LR

Guide price £595,000



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- High quality family house
- No chain
- EPC rating B
- 3 double bedrooms
- Non-estate location

A fantastic 1500 sq. ft., 3-bedroom semi-detached house in a popular, non-estate location. Finished to a particularly high standard, offered with no chain.

This modern, spacious family home is one of a pair of bespoke properties, beautifully appointed and offering high-quality open-plan living with the added benefit of a large ground floor en-suite bedroom, and an excellent energy rating of B.

The ground floor has wood-effect flooring and underfloor heating throughout. The main living space includes kitchen/living/dining space. There are large bi-folding doors providing views and access to the rear garden, and there is a large roof light. The kitchen area has been expertly finished and includes numerous interesting design features, including LED lighting, a split-level breakfast bar and contrasting colours and materials. There is extensive storage, quartz worktops, and integrated appliances, including a double oven, induction hob, extractor, microwave, fridge-freezer, dishwasher, and washing machine. There is a large reception hall with built-in storage and a cloakroom





and WC.

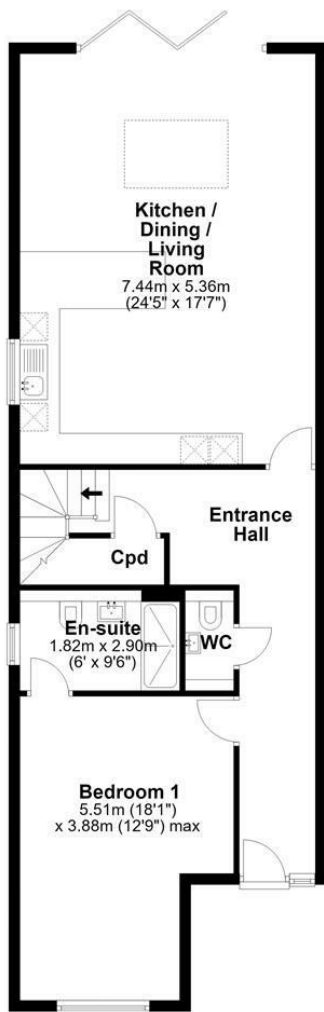
Bedroom one is on the ground floor and is a large double room with a luxury en-suite. On the first floor there are two further double bedrooms; one has extensive fitted wardrobes. There is a family bathroom with a shower over the bath. The en-suite and bathroom are both fitted with high-quality sanitaryware, full wall and floor tiling, and towel rails.

The house has double glazing, gas-fired central heating (underfloor on the ground floor, and radiators on the first floor), a burglar alarm, and the remainder of the original 10-year construction warranty.

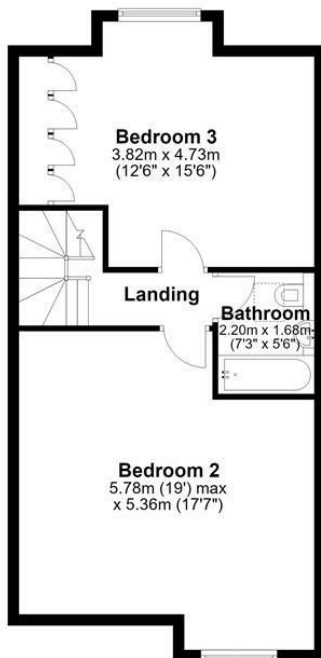
The property is set nicely back from the road behind a driveway providing plenty of parking. The front garden is well-planted. Side access leads to the rear garden, which is completely enclosed and has a large patio, shed, and artificial grass.



Ground Floor
Approx. 86.2 sq. metres (927.4 sq. feet)

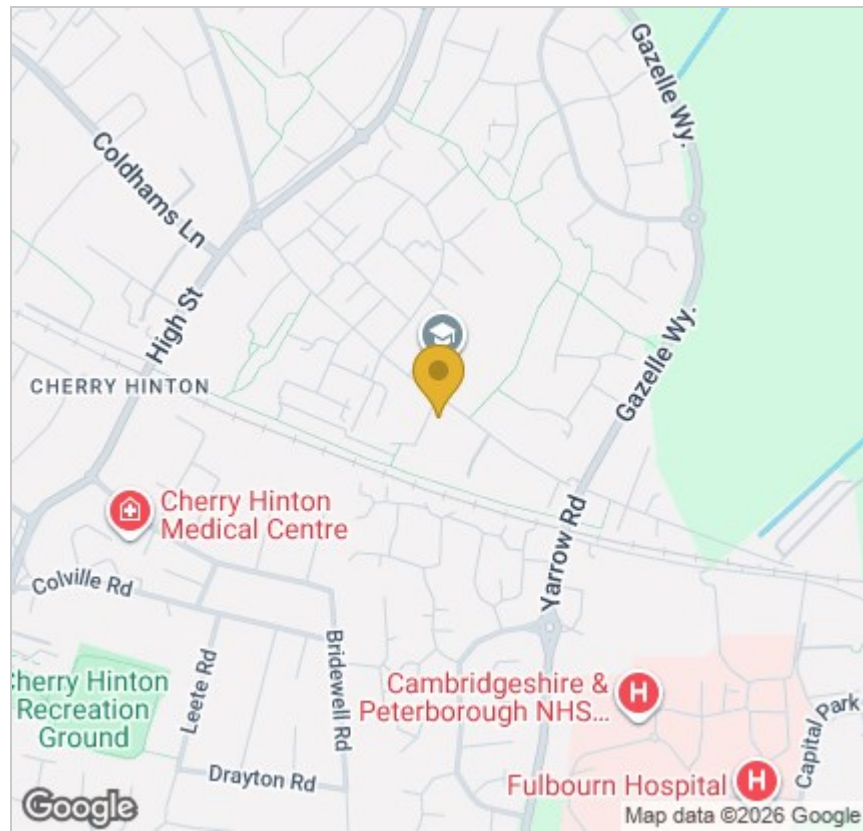


First Floor
Approx. 56.8 sq. metres (611.6 sq. feet)

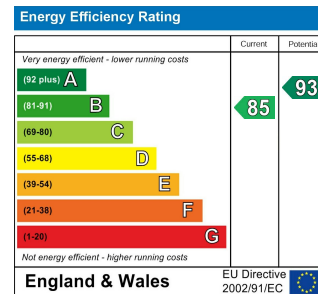


Total area: approx. 143.0 sq. metres (1539.0 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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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