


34 Fowlmere Road, Foxton,
Cambridge, CB22 6RT

**Guide price £649,950**

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# 34 Fowlmere Road

Foxton, CB22 6RT

- Brand new detached home
- Perfect for multi-generational living
- High quality finishes throughout
- 10 year PCC
- Good size garden and parking

A large individual detached, brand new home offering over 1500 sq. ft. of high-quality, beautifully appointed accommodation in a quiet setting. Offers perfect accommodation for a downsizer of those seeking multi-generational living.

This cleverly designed home offers well-proportioned rooms with versatility in mind. The ground floor extends to just under 1000 sq ft, and is predominantly open-plan. The reception hall flows through to the main living space and incorporates kitchen/living/dining. There are bifold doors overlooking the garden and a large roof lantern creating a bright, open feel. The kitchen area is well-appointed with high-quality units and a range of integrated appliances. Off the kitchen is a useful utility room, again beautifully appointed. There is a cloakroom with a WC, and a snug/study, which is a good size and provides an excellent option for a ground-floor bedroom (3).

Upstairs, there is a fantastic galleried landing with a roof light and a large airing cupboard, there are two double bedrooms. There is an en-suite shower room and a family bathroom, both equipped with stylish, high-quality sanitaryware and tiling, including concealed-cistern WCs and vanity basins. There are towel rails and Velux roof lights.

The house has wood-effect herringbone flooring on the ground floor and carpet upstairs, an air source heat pump supplies the heating, which is underfloor on the ground floor, and radiators on the first floor. This property comes with a 10-year Professional Consultant's Certificate (PCC).

The property is set well back from the road. At the front, there is parking for two cars. Gated access leads to the side and rear gardens, both of which are a good size. There is an attractive terrace adjoining the house, and the garden is enclosed by fencing.











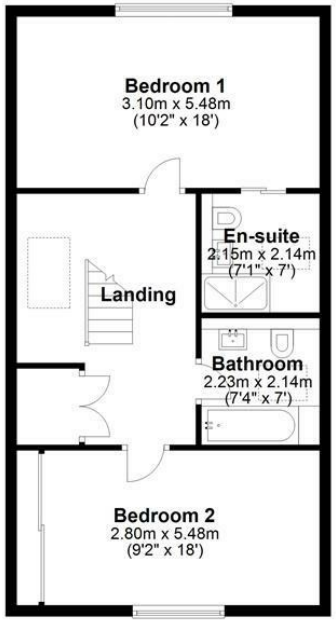


GRAY TOYNBEE

## Ground Floor
Approx. 87.5 sq. metres (941.4 sq. feet)



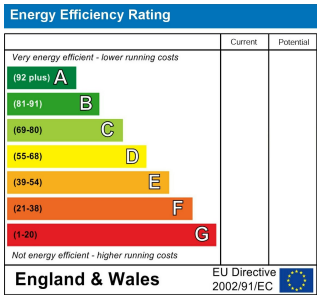

## First Floor
Approx. 58.1 sq. metres (625.9 sq. feet)




Total area: approx. 145.6 sq. metres (1567.2 sq. feet)




## Energy Efficiency Graph




Agents Note: Images shown are CGIs

Tenure: Freehold
Council tax band: New Build

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