

28 Cherry Orchard, Fulbourn, Cambridge, CB21 5EH

Offers Around £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN EXTENDED AND DETACHED FAMILY RESIDENCE, OFFERING SPACIOUS AND WELL-PLANNED ACCOMMODATION WITH OFF ROAD PARKING, GARAGE, A MATURE REAR GARDEN AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 5 bedroom detached house
- 1300 sqft/ 121 sqm
- Built in the 1970s
- Off road parking and garage
- Council tax band-F
- 3 reception rooms, 1 bathroom
- 0.07 acres
- Gas fired central heating
- EPC-D/60
- Chain free

The property enjoys a tranquil, tucked away, cul-de-sac position just a short walk from the thriving village centre and primary school. The property has been in the current family's possession for many years and in this time has been extended and periodically improved with accommodation extending to approximately 1300 sqft. There is also off road parking, a garage and a delightful mature rear garden.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, fitted coat cupboard and a cloakroom/WC just off. The kitchen is fitted with attractive cabinetry, ample fitted working surfaces, four ring gas hob, double oven, extractor plus an integrated fridge and complete with a washing machine and dishwasher. There are three reception rooms, these include a generous sitting room, dining room and this room opens to a garden room with views and access to the garden.

Upstairs are five bedrooms and a family bathroom.

Outside there is a neat lawned front garden with a driveway providing off road parking for one to two cars and leading to the garage with up and over door, power and light connected. Gated access leads to the rear garden which is mainly laid to shaped and manicured lawns with well stocked and colourful flower and shrub borders and beds, a selection of specimen trees and mature hedging, a greenhouse, garden shed and all is enclosed by fencing.

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.

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-F

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

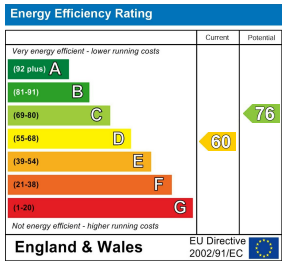
Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris







Approx. gross internal floor area 121 sqm (1300 sqft)



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.











