



FOR SALE
REDMAYNE
ARNOLD
& HARRIS
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1 Blenheim Rise, Fulbourn, Cambridge, CB21 5AJ
Guide Price £655,000 Freehold



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A CONTEMPORARY DETACHED SINGLE STOREY RESIDENCE CONSTRUCTED IN 2017 AND ENJOYING A QUIET CUL DE SAC POSITION WITH JUST TWO OTHER PROPERTIES, LOCATED CLOSE TO THE HEART OF THE VILLAGE.

- Detached bungalow
- 3 beds, 2 baths, 1 reception
- Constructed in 2017
- Gas fired central to underfloor heating
- Council tax band - E
- 1225 Sqft / 114 Sqm
- 0.1 acres
- Off road parking and garage
- EPC - B / 84
- Chain free

The property, just one of three, was constructed in 2017 by local developer/builder Hogger Homes, thoughtfully designed and finished to exacting standards throughout. The property benefits from gas fired underfloor heating and double glazing. The property is accessed via a private road which leads to a driveway providing parking for two to three cars and in turn leads to the garage with electric up and over door power and light connected.

The accommodation comprises an entrance hall with fitted linen cupboards, three good sized bedrooms, including the master bedroom with en suite shower room and a family bathroom. All are fitted with Roca sanitary ware. The triple aspect sitting room boasts bi-fold doors out to the garden.

The kitchen/dining room is fitted with attractive cabinetry, ample working surfaces within set one and a half sink unit, mixer tap and drainer, and a range of Bosch appliances including an induction hob, extractor, twin ovens, warming plate, fridge freezer and dishwasher. Just off is a handy utility room with space for the usual white goods plus a door to outside. Gated access leads to the rear garden which is laid mainly to lawn, generous paved patio area and all is enclosed by fencing and enjoying good levels of privacy.

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 - E

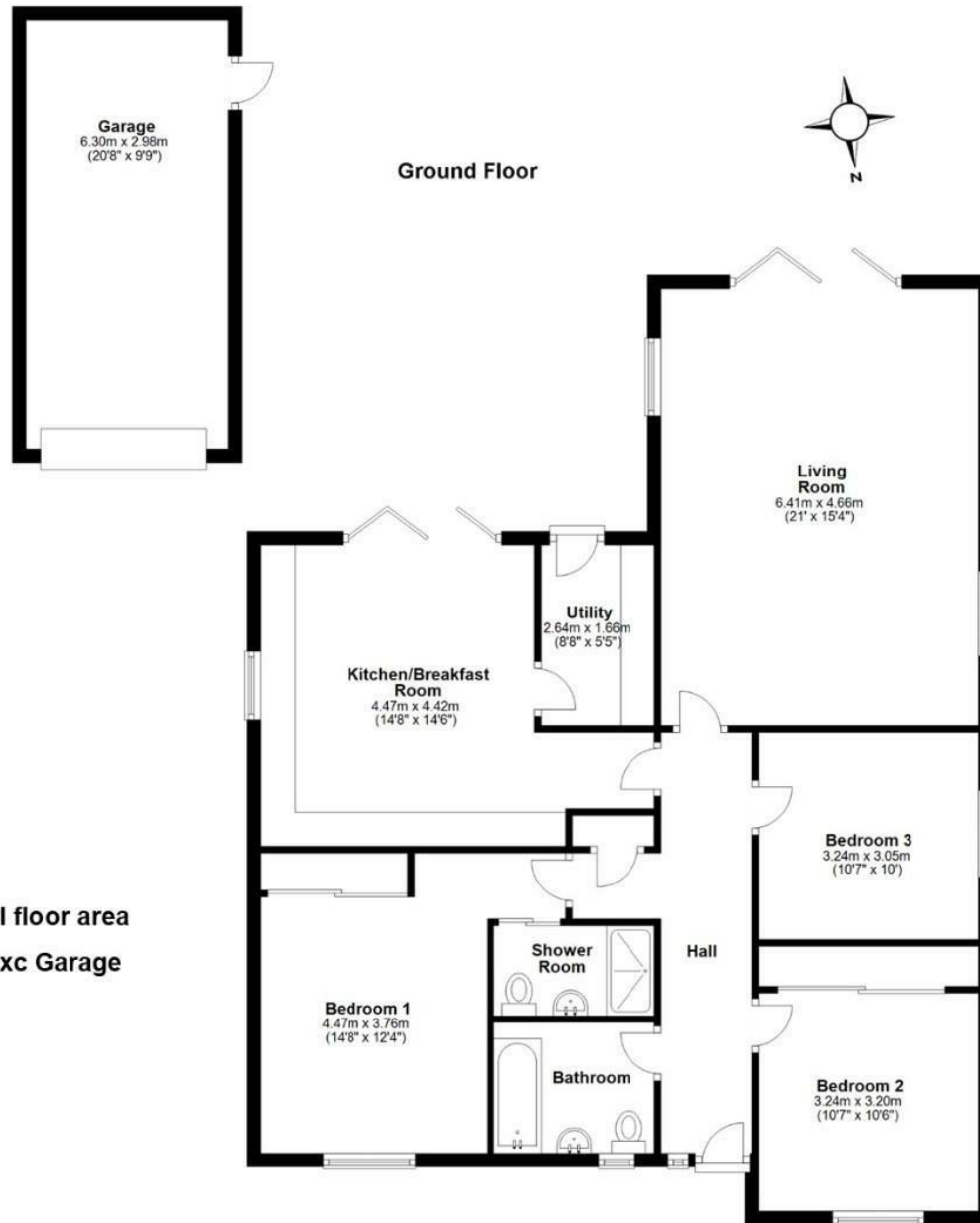
Fixtures and Fittings

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
114 sqm (1225 sqft) exc Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

