



25 Huntsmill, Fulbourn, Cambridge, CB21 5RH
Guide Price £825,000 Freehold



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A MODERN, DETACHED FAMILY RESIDENCE, EXTENDED AND MUCH IMPROVED, OFFERING DECEPTIVELY SPACIOUS AND FLEXIBLE ACCOMMODATION ENJOYING A QUIET CUL-DE-SAC POSITION IN THIS SOUGHT-AFTER VILLAGE.

- 5 bedroom, 3.5 bathroom detached house
- 1600 sqft / 149 sqm
- Ground floor bedroom with en suite shower room
- Large open-plan vaulted kitchen/breakfast/family room
- 2 reception rooms
- Built in 1997
- Gas-fired central heating to radiators
- Off road parking and garage
- EPC - D / 67
- Council tax band - F

The property occupies a pleasant cul-de-sac position just a short walk from the village centre and primary school. The current owners have transformed the property with a programme of expansion and improvement resulting in bright, spacious and beautifully presented accommodation which includes a ground floor bedroom with en suite shower room and a fabulous vaulted kitchen/breakfast/family room with bi-fold doors and a luxury kitchen.

The accommodation comprises an entrance hall with polished wood effect flooring which extends to much of the ground floor, stairs to first floor accommodation and door to garage and a cloakroom/WC just off. There are two reception rooms including the sitting room with feature fireplace and a dining room which opens to the kitchen/breakfast/family room, a wonderful family space. The kitchen area is fitted with attractive cabinetry, ample fitted working surfaces with one and a half sink unit with mixer tap and drainer and a matching central island/breakfast bar. There are integrated appliances including a five ring gas hob, oven, extractor, fridge/freezer and dishwasher plus space for a washing machine. The vaulted ceiling incorporates sky lights and this combined with the bi fold doors bathes this area in natural light.

Upstairs off the galleried landing are four further bedrooms and a family bathroom and these include the generous master bedroom with fitted wardrobe cupboards and an en suite shower room.

Outside, there is a lawned front garden which is enclosed by hedging. A driveway provides parking for three vehicles and leads to the garage with up and over door, power and light connected. Side access leads to the rear garden which is laid mainly to lawn with flower and shrub borders and beds, a generous raised deck terrace which is ideal for al fresco dining, vegetable garden, greenhouse, a garden store 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 drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-F

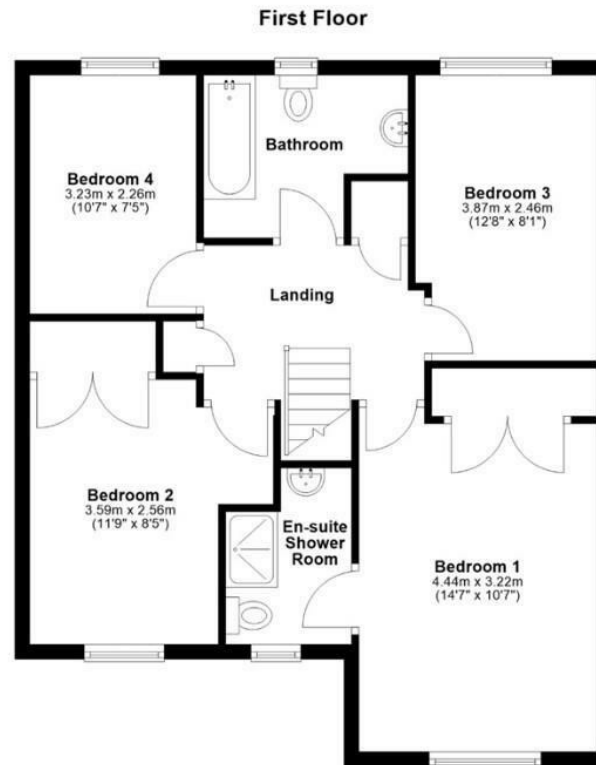
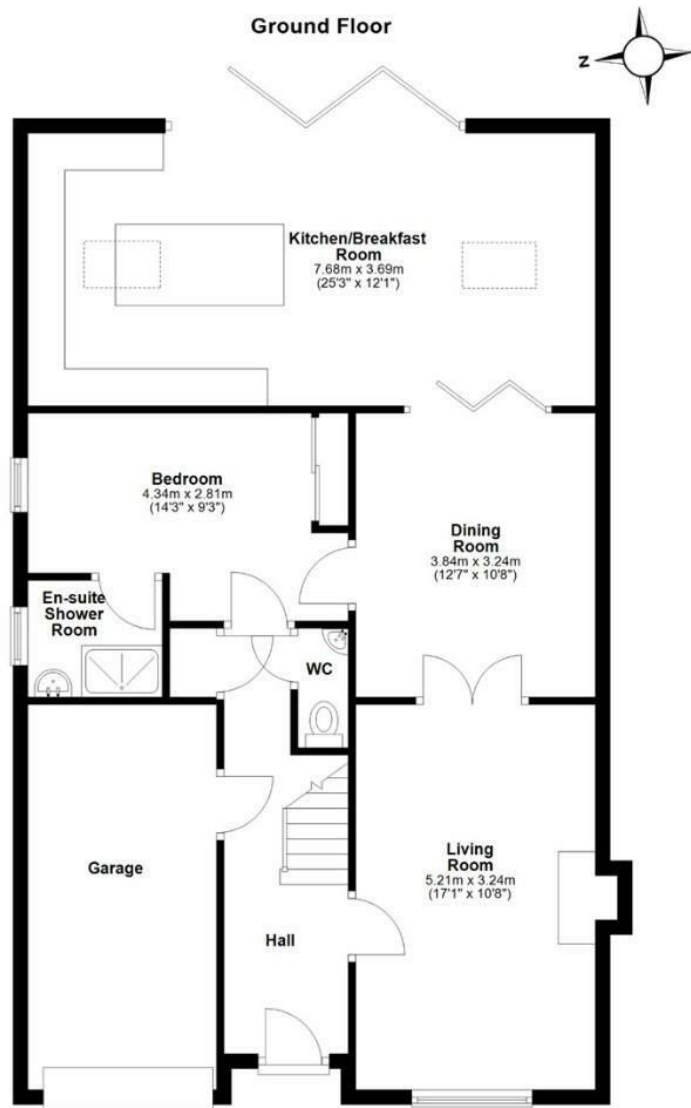
Fixtures and Fittings

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 149 sqm (1600 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	70
(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.

