

1 Impetts Lane, Fulbourn, Cambridge, CB21 5BY

Guide Price £675,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN INDIVIDUAL, DETACHED SINGLE STOREY RESIDENCE, OFFERING SPACIOUS, WELL-PLANNED AND WELL-PRESENTED ACCOMMODATION, SET WITHIN A GENEROUS AND MATURE PLOT WITH EXTERNAL STUDIO/POTENTIAL ANNEXE AND LOCATED IN THIS SOUGHT-AFTER VILLAGE.

- 3 bedroom, 2 bathroom detached bungalow
- 2 reception rooms
- Gas fired central heating to radiators
- Well equipped kitchen/dining room
- EPC-C / 71
- 1110 sqft/ 102 sqm
- 0.21 acre plot
- Sitting room with bi-fold doors
- Studio/potential annexe
- Council tax band-E

This fine, individual, single storey residence enjoys a tranquil no-through road position, just a short walk from the village amenities and primary school. The property is extremely well presented and has been periodically updated and improved, set within mature gardens and grounds of approximately 0.21 acres, with the added benefit of a large self-contained studio, ideal for those working from home or which could be re-purposed to a self-contained annexe.

The accommodation comprises a welcoming reception hall with two generous storage cupboards. Immediately off is a shower room, which also has a door to the master bedroom in a Jack & Jill set-up, and a well-equipped utility room fitted with base level and wall mounted storage cupboards, ample fitted working surfaces with an inset single sink unit and space for the usual white goods. The kitchen/dining room is fitted with attractive cabinetry, ample fitted working surfaces with an inset one-and-a-half sink unit with mixer tap and drainer, deep pan drawers, pull-out larder cupboards, spice drawer and corner carousels, plus integrated appliances which include a four-ring ceramic hob, oven, combination microwave oven, fridge/freezer and dishwasher. The sitting room boasts a feature fireplace (previously housing a wood burning stove) large fitted cupboards, and bi-fold doors to the front garden. Off the main sitting room are three bedrooms and a shower room. The master bedroom has fitted wardrobe cupboards, French doors to the garden and a Jack & Jill arrangement with the bathroom in the hallway.

Outside, the property is set back from the road, behind a pretty cottage garden with paved terraces, well-stocked flower and shrub borders and beds, and a wide and varied selection of specimen trees and bushes. A generous gravelled driveway provides ample off-road parking and leads to an exceptionally large studio (650 sq ft / 60 sqm), currently divided into three rooms and with its own WC and kitchen units, suitable possibly for those working from home. The studio/home office consists of a generous work room, an office, a store room, a kitchen area and a cloakroom/WC. The studio has access to both the drive and onto the road. Gated access leads to the rear garden, which is mainly laid to lawn with flower and shrub borders and beds, a small vegetable patch, a generous paved patio area, plus a selection of fruit-bearing and specimen trees, mature hedging and bushes, all enjoying excellent levels of privacy. The property therefore benefits from well-maintained gardens at both the front and the rear of the house.

Location
Fulbourn is a popular village situated south-east of Cambridge, benefiting from a range of local shops including an independent butcher, greengrocer, 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 all 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.

Agents Note
The house can (subject to the necessary consents) be extended, replaced or otherwise modified, but neither the house nor its plot may be divided into more than one demise or 'title' without a payment to the vendor of a fixed amount representing the uplift in value of the land in the case of such division.

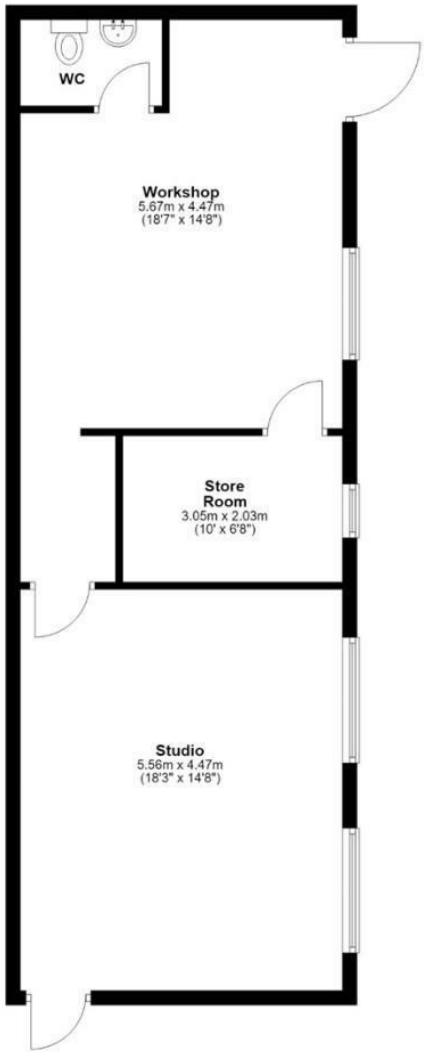




Ground Floor



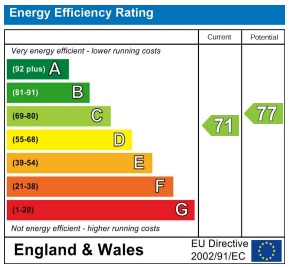
Outbuilding



Approx. gross internal floor area

Bungalow 102 sqm (1100 sqft)

Outbuilding 60 sqm (650 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.















