

11 Cherry Orchard, Fulbourn, Cambridge, CB21 5EH

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN EXTENDED, DETACHED FAMILY RESIDENCE, WITH FLEXIBLE AND WELL-PLANNED ACCOMMODATION, AMPLE PARKING, DETACHED DOUBLE GARAGE AND BOASTING A QUIET CUL-DE-SAC POSITION WITHIN THIS POPULAR VILLAGE LOCATION.

- 4 bedroom detached family home
- 2 bathrooms, 2 reception rooms
- Off-road parking, double garage
- Built in 1978
- EPC - D
- 1307.9 sqft / 121.5 sqm
- Gas-fired warm air heating
- Chain free
- Plot size approx - 0.12 acres
- Council tax band - E

The property enjoys a tranquil cul-de-sac position, conveniently placed for the thriving village centre and just a short drive from the city centre and Addenbrooke's Medical Campus.

Over the years, the property has been extended and much improved, yet there is scope for further modernisation and possibly reconfiguration if required. here is ample off-road parking, a detached double garage and gardens on all sides.

The accommodation comprises, a welcoming reception hall with stairs to the first floor accommodation, storage cupboard under and a cloakroom w.c. just off. There are 2 reception rooms including a generous triple-aspect sitting room with a feature, contemporary gas flame-effect fire. The kitchen is fitted with a range of modern base and wall-mounted storage cupboards, ample fitted working surfaces with an inset single sink unit, mixer tap and drainer, Neff four-ring gas hob, oven, extractor, an integrated Bosch dishwasher and a gas-fired, warm air central heating boiler. Just off is a handy utility room with matching cabinetry, fitted working surfaces with an inset single sink unit and space for the usual white goods.

Upstairs off the landing are four bedrooms, ensuite shower room to the master bedroom and the family bathroom.

Outside, the front garden is laid mainly to lawn with well-stocked flower and shrub borders and beds, a selection of trees and bushes, parking for at least four cars leading to the double garage with two up-and-over doors and power and light connected. There are paved terraces on both sides of the property and a large timber shed. The rear garden is mainly laid to lawn with flower and shrub borders and beds including raised beds and a rockery 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 a 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
Main services connected include: water, electricity, gas 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.

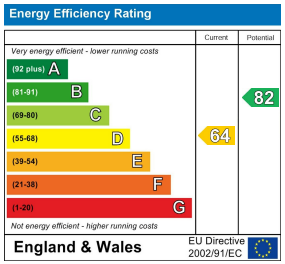
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.







Approx. gross internal floor area 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.











