


GRAY TOYNBEE

# 84A Fulbourn Old Drift

Cherry Hinton, CB1 9LR

**Guide price £595,000**

3 2 1 B

# 84A Fulbourn Old Drift

Cherry Hinton, CB1 9LR

- High quality family house
- No chain
- EPC rating B
- 3 double bedrooms
- Non-estate location

A fantastic 1500 sq. ft., 3-bedroom semi-detached house in a popular, non-estate location. Finished to a particularly high standard, offered with no chain.

This modern, spacious family home is one of a pair of bespoke properties, beautifully appointed and offering high-quality open-plan living with the added benefit of a large ground floor en-suite bedroom, and an excellent energy rating of B.

The ground floor has wood-effect flooring and underfloor heating throughout. The main living space includes kitchen/living/dining space. There are large bi-folding doors providing views and access to the rear garden, and there is a large roof light. The kitchen area has been expertly finished and includes numerous interesting design features, including LED lighting, a split-level breakfast bar and contrasting colours and materials. There is extensive storage, quartz worktops, and integrated appliances, including a double oven, induction hob, extractor, microwave, fridge-freezer, dishwasher, and washing machine. There is a large reception hall with built-in storage and a cloakroom















and WC.

Bedroom one is on the ground floor and is a large double room with a luxury en-suite. On the first floor there are two further double bedrooms; one has extensive fitted wardrobes. There is a family bathroom with a shower over the bath. The en-suite and bathroom are both fitted with high-quality sanitaryware, full wall and floor tiling, and towel rails.

The house has double glazing, gas-fired central heating (underfloor on the ground floor, and radiators on the first floor), a burglar alarm, and the remainder of the original 10-year construction warranty.

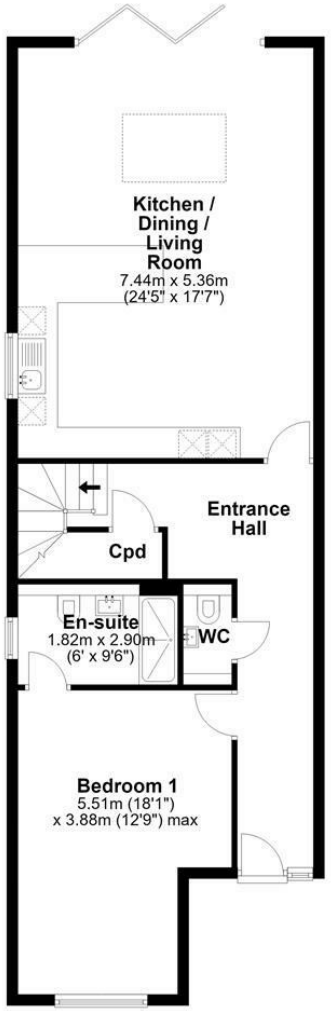
The property is set nicely back from the road behind a driveway providing plenty of parking. The front garden is well-planted. Side access leads to the rear garden, which is completely enclosed and has a large patio, shed, and artificial grass.



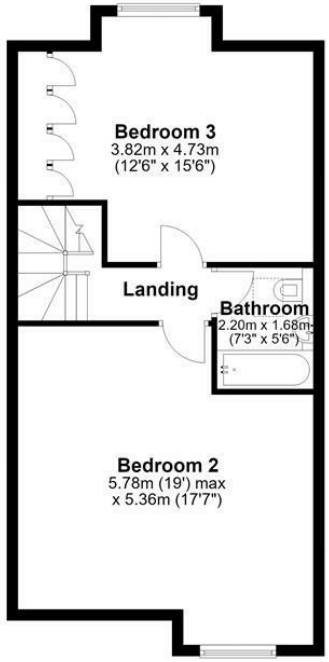


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## Ground Floor
Approx. 86.2 sq. metres (927.4 sq. feet)

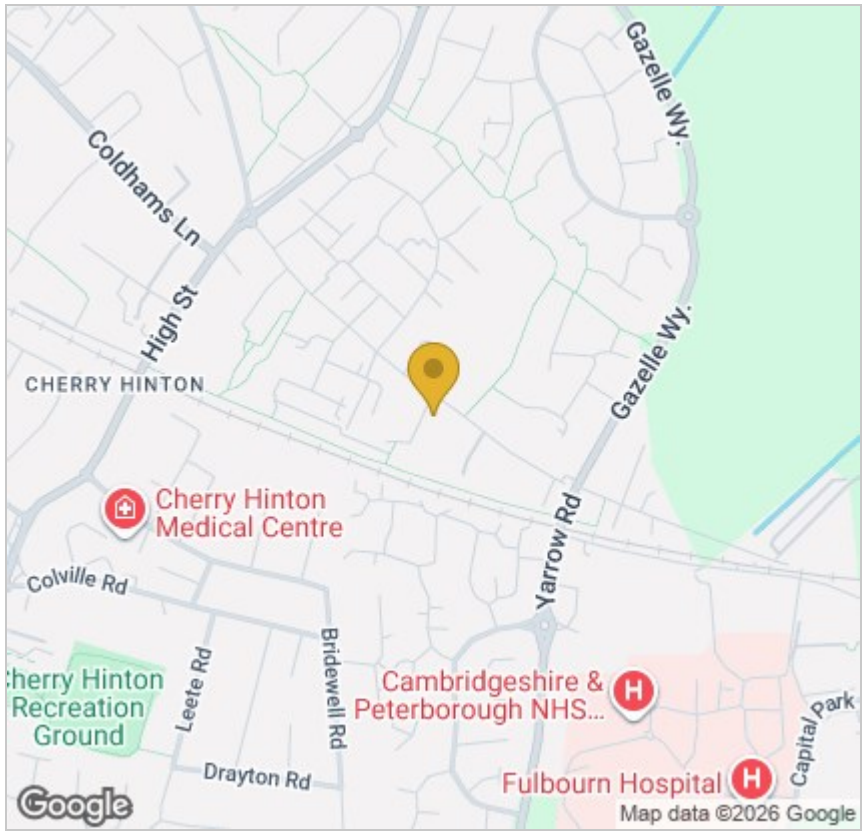



## First Floor
Approx. 56.8 sq. metres (611.6 sq. feet)

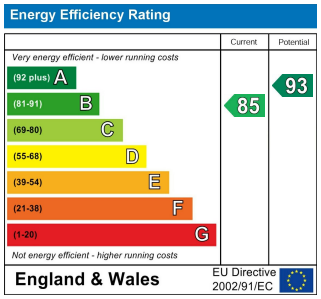



Total area: approx. 143.0 sq. metres (1539.0 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.




## Energy Efficiency Graph




Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com