

GRAY TOYNBEE

36 Fowlmere Road, Foxton,

Cambridge, CB22 6RT

Guide price £750,000

4 3 1

36 Fowlmere Road

Foxton, CB22 6RT

- Brand new family home
- High quality finishes throughout
- Individual detached house
- 10 year PCC
- Good size garden and parking

A brand new, 1900 sq. ft, individual detached house, carefully designed to create fabulous family accommodation, finished to an excellent specification and located in a quiet location well back from the road.

This stylish family house has four bedrooms, including one on the ground floor, making it perfect for those seeking flexible family space, perfect for working from home, or multi-generational living.

The ground floor has a large living room with a roof lantern and wide bifold doors to the rear garden. The 29ft kitchen/dining room has a triple aspect and is beautifully appointed with high-quality units, quartz worktops, and a large island. and integrated appliances, including dishwasher, washer-dryer, fridge-freezer, induction hob and oven. There is a pantry and a well-equipped utility room, which has access to the garden. A large study/bedroom, four, and a high-quality shower room complete the ground floor.

Upstairs, off the large galleried landing, there are three bedrooms, and all are a good size, in particular the main room, which also has a luxury en-suite shower room. The family bathroom is well-appointed with contemporary fittings and attractive tiling.

The house has wood-effect herringbone flooring on the ground floor and carpet upstairs, an air source heat pump supplies the heating, which is underfloor on the ground floor, and radiators on the first floor. This property comes with a 10-year Professional Consultant's Certificate (PCC).

The property is set well back from the road. At the front, there is parking for two cars. Gated access leads to the side and rear gardens, both of which are a good size. There is an attractive terrace adjoining the house, and the garden is enclosed by fencing.





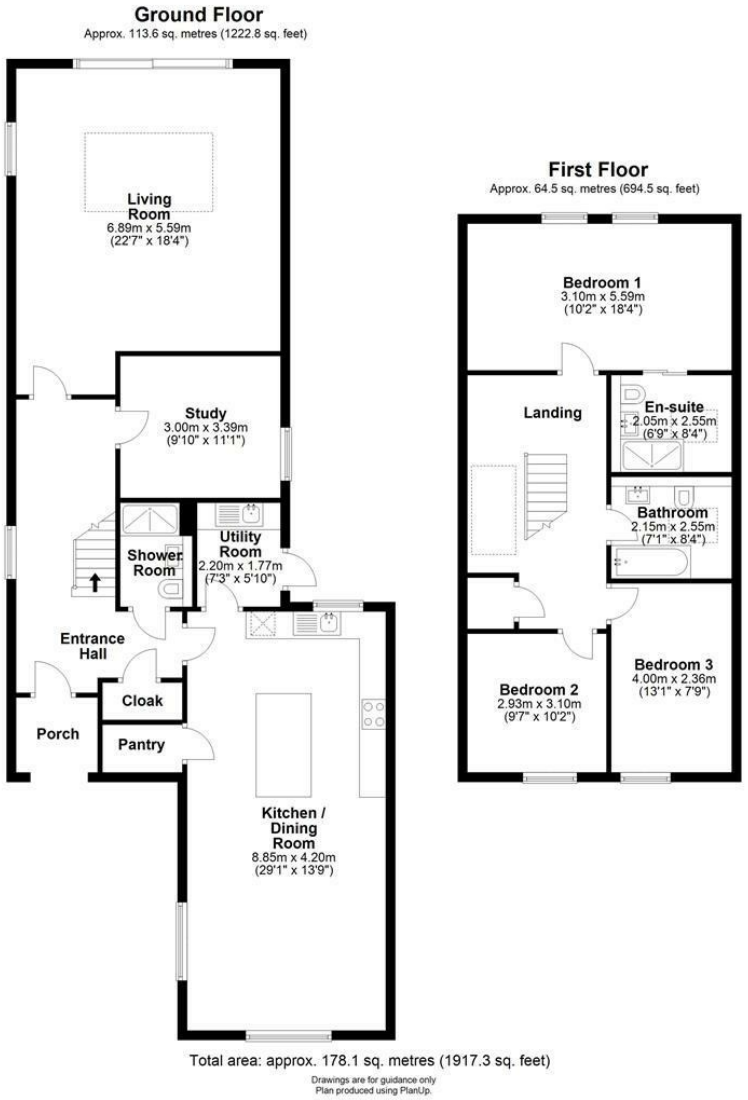






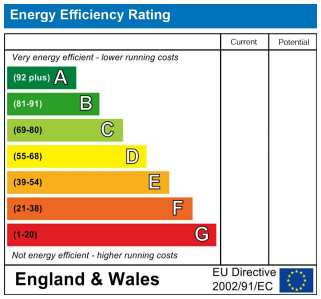


GRAY TOYNBEE





Energy Efficiency Graph



Agents Note: Images shown are CGIs

Tenure: Freehold
Council tax band: New Build

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.

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