





## COXS DROVE, FULBOURN, CAMBRIDGE, CB21 5HE

- Fulbourn High Street - approx. 0.5 miles
- Fulbourn Primary School - approx. 0.6 miles
- Addenbrookes Hospital - approx. 3.8 miles

4 Bedroom detached property • Popular village location • Modern décor • EPC rating B

### DESCRIPTION

The property features generous entrance hall with cloakroom, understairs storage and utility cupboard.

A contemporary and stylish kitchen with integrated dishwasher, microwave, wine cooler, double oven, gas hob and extractor hood. A dining area complements the kitchen and furthermore benefits from bi-folding doors to the rear enclosed garden.

The first-floor features principal bedroom with built-in wardrobes and en-suite shower room, guest bedroom and two further double bedrooms. A modern family bathroom with separate shower cubical and additional storage cupboard. Both bathrooms benefit from electric underfloor heating.

The property has been well designed and benefits from underfloor heating to the ground floor with traditional radiators to the first floor.

### OUTSIDE

The front of the property offers ample off-road parking along with a sheltered car port.

## AN EXCEPTIONAL 4 BEDROOM DETACHED FAMILY HOME SITUATED IN THE SOUGHT AFTER VILLAGE OF FULBOURN.



The large rear garden which is accessible via two sets of bi-fold doors via either the living room or kitchen, features a patio and seating and BBQ area. The rest of the garden is predominantly laid to lawn with shrubs to the surrounding edges.

### LOCATION

Fulbourn is a large and historic village close to the centre of Cambridge and within a short drive of Great Shelford station. The village has two pubs and primary and nursery schools. The small High Street offers a Co-op supermarket, chemist, coffee/snack bar, beautician, and florist. The village also has the great benefit of a nature reserve and a health centre. Cambridge city centre 5 miles, Cambridge mainline railway station for Liverpool Street & Kings Cross (approximately 50 minutes), world renowned Addenbrookes Hospital/Biomedical campus 3.5 miles, technology, and business parks within easy reach. A11/M11 2.5 miles, London Stansted Airport 26 miles. (Distances are approximate).

## ADDITIONAL INFORMATION

**Tenure:** Freehold

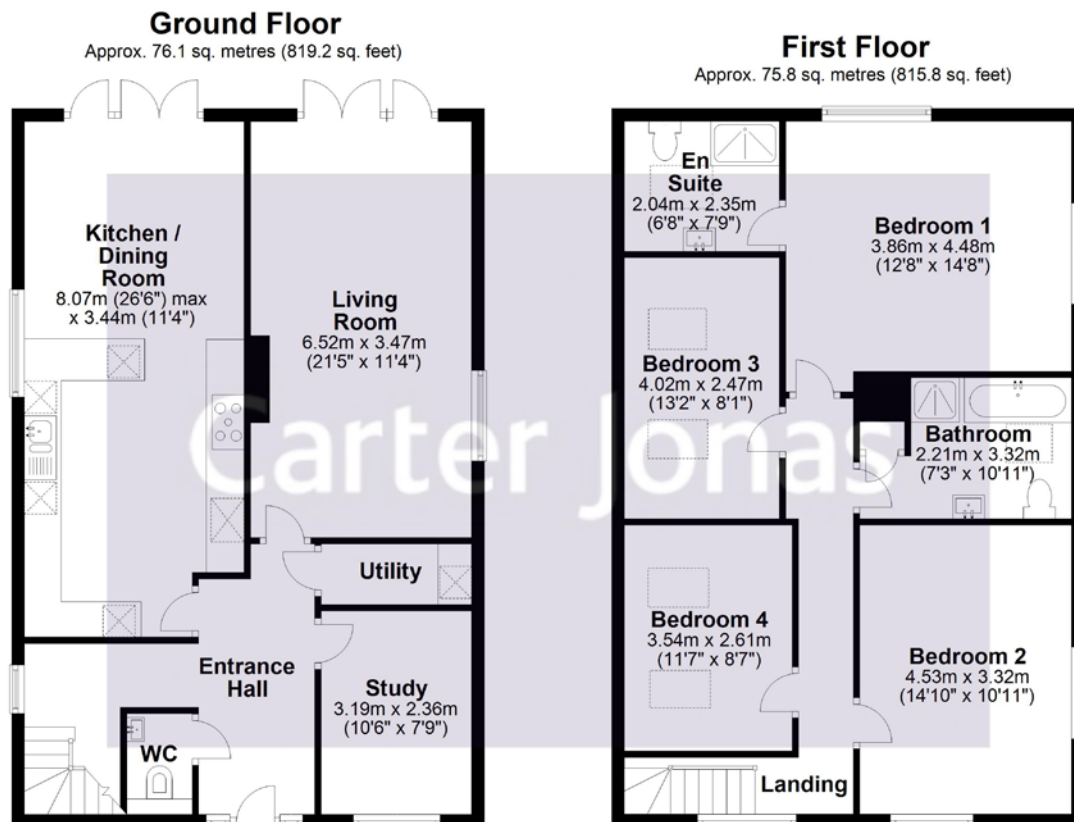
**Services:** All mains' services provided

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents  
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Total area: approx. 151.9 sq. metres (1635.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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