

ENTRANCE HALLWAY External door with stained glass window above, single radiator, stairs to first floor, solid oak flooring.

OPEN PLAN LIVING/DINING ROOM

LIVING AREA 14' 0" into bay x 12' 4" (4.27m x 3.76m) Timber sash windows to front aspect with secondary double glazing, original fireplace with tiled hearth, recess with shelving, single radiator, solid oak flooring.

DINING AREA 13' 2" x 11' 2" (4.01m x 3.4m) Double glazed window to rear aspect, built in cupboards, drawers and small desk, double radiator, built in cupboard housing gas boiler, small under stairs storage cupboard, solid wood flooring.

GROUND FLOOR WET ROOM Corner low level w.c, vanity unit wash basin with cupboards above, inset shower, extractor fan, inset spot lights, tiled walls, tiled floor.

KITCHEN/BREAKFAST ROOM 16' 8" x 10' 6" (5.08m x 3.2m) Three double glazed windows to side aspect, double glazed window to rear aspect, solid wood double glazed French doors open to the garden terrace, double glazed door to side, double radiator, bespoke solid wood kitchen units and worksurfaces, double bowl Belfast sink, space and plumbing for washing machine, space and plumbing for slimline dishwasher, built in cupboard, space for fridge/freezer, space for gas cooker, pammet brick flooring.

FIRST FLOOR LANDING Single glazed window to side aspect, loft access, built in cupboard with shelving, picture rail.

BEDROOM ONE 14' 3" x 11' 5" (4.34m x 3.48m) Two double glazed sash windows to front aspect, double radiator, period fireplace, two built in cupboards (one an original cupboard), wood flooring.

BEDROOM TWO 11' 4" x 10' 5" max (3.45m x 3.18m) Double glazed sash window to rear aspect, double radiator, period fireplace, original built in cupboard.



BEDROOM THREE 13' 0" x 10' 3" (3.96m x 3.12m) A light and spacious room with feature windows to both rear and side aspects with large openers overlooking the rear garden and partial views over Cambridge Rugby Club playing fields, double radiator, exposed wood flooring.

BATHROOM Double glazed window to side aspect, modern suite comprising large wash basin, close coupled w.c, bath with mixer tap and inset shower, built in shelving, heated towel rail, tiled walls, tiled floor with electric underfloor heating

OUTSIDE To the front of the property is on street residents parking. The rear garden offers views over Cambridge Rugby Club and has a terrace with gated side access, pergola with grapevine, established mature trees and shrubs, feature lawn, small pond, log store, treehouse, shed, small glazed potting shed, an established range of trees including fruit trees, outside tap with retractable hose, two water butts, roofed laundry hut.



10 Mill Road CB1 2AD
Telephone: 01223 356054
Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

IMPORTANT: Hockeys (Cambridge) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

HOCKEYS
ESTABLISHED 1885





33 Fulbrooke Road, Cambridge, CB3 9EE

£750,000 Freehold

A fine city home located in the highly desirable area of Newnham, that has been improved by a beautiful two storey, glazed extension, that brings an abundance of natural light into the kitchen and third bedroom that both overlook the garden.



HOCKEYS
ESTABLISHED 1885

