



£385,000

Caraway Road

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An extended and well-presented 3 bedroom, end-of-terrace house of over 1040 sqft / 96 sqm. The property is conveniently positioned just off Cambridge Road, backing onto fields in an enormously popular village just a few miles east of the city.

Guide Price:  
£385,000

Caraway Road, Cambridge,  
CB21 5DU



This extended 3 bedroom house has served as a wonderful family home since it was purchased almost 4 years ago. The property has splendid panoramic views to the rear and also benefits from a good sized west-facing garden.

There is a welcoming entrance hall with storage cupboards and access to a cloakroom W.C. The kitchen has been fitted with an attractive range of units and offers space and plumbing for various appliances. A noteworthy feature of the house is the open-plan sitting / dining room, which is wonderfully light and offers versatility to suit individual purchasers needs. The extension to the rear has incorporated a children's play area and has French doors to the rear garden.



There are 3 bedrooms, 2 of which are comfortable doubles and boast splendid views across open countryside. The main bedroom also has the benefit of large built-in sliding wardrobes. There is a smart family bathroom and the landing provides access to a boarded loft with power and a pull-down ladder.

Outside, the rear garden is split into 3 sections; the first area is lawned and bordered with a variety of shrubs. There is a raised terrace, well suited to alfresco dining. Finally, there is a play area and shed located at the foot of the garden. The neighbouring properties have a pedestrian right-of-way across this final section.





96 sqm / 1043 sqft

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204 sqm / 0.05 acre

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End-terraced house

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3 bed, 2 recep, 1.5 bath

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On street parking

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Age - TBC

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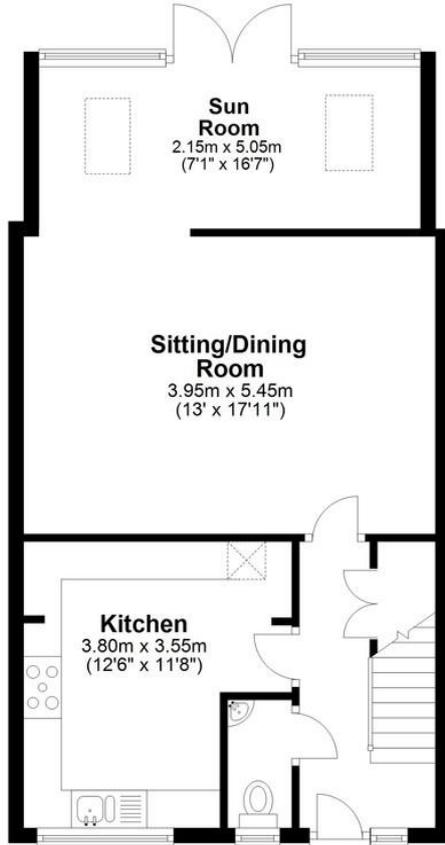
EPC - D / 63

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Council tax band - C

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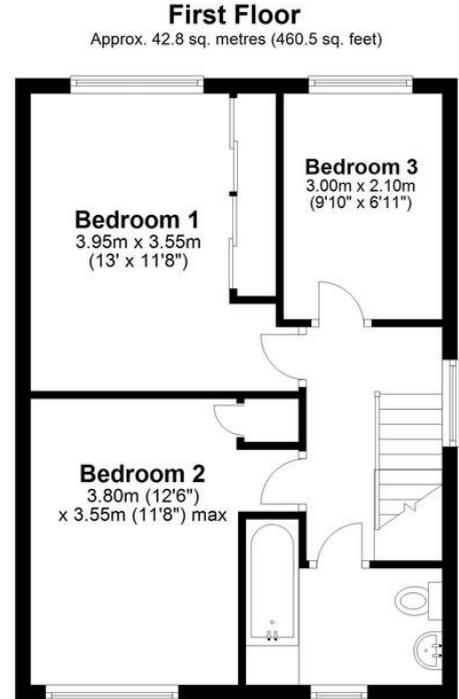


**Sun Room**  
2.15m x 5.05m  
(7'1" x 16'7")

**Sitting/Dining Room**  
3.95m x 5.45m  
(13' x 17'11")

**Kitchen**  
3.80m x 3.55m  
(12'6" x 11'8")

**Ground Floor**  
Approx. 54.1 sq. metres (582.8 sq. feet)



**Bedroom 1**  
3.95m x 3.55m  
(13' x 11'8")

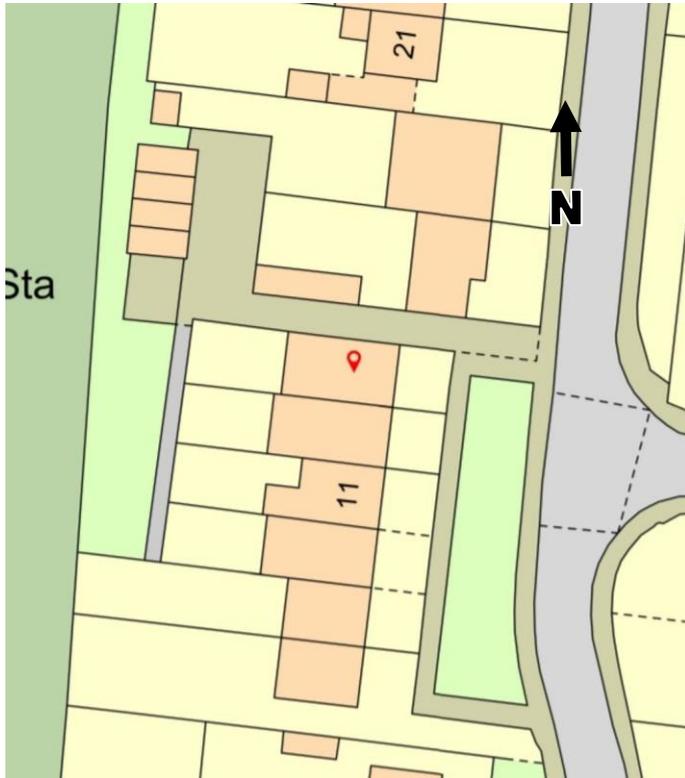
**Bedroom 2**  
3.80m (12'6")  
x 3.55m (11'8") max

**Bedroom 3**  
3.00m x 2.10m  
(9'10" x 6'11")

**First Floor**  
Approx. 42.8 sq. metres (460.5 sq. feet)

**Total area: approx. 96.9 sq. metres (1043.3 sq. feet)**

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.



Fulbourn is a thriving, established medium-sized village just 2.5 miles to the east of the city, which makes it very convenient for the Addenbrooke's campus, Capital Park and ARM and access out to the A11 and M11.

It has a lovely historic centre and a thriving traditional High Street with a greengrocer, butcher, cafe, local Co-op supermarket, public houses, antique shop and take away restaurants.

The village also has a picturesque nature reserve and superb local sporting facilities centred around the Fulbourn Institute Sports and Social Club, which is also a popular events venue and restaurant.

For those seeking a traditional village atmosphere, with an excellent balance between convenient access and relative quiet, Fulbourn is very appealing.

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