

Chapel Lane, Fowlmere, SG8

£480,000 Guide Price



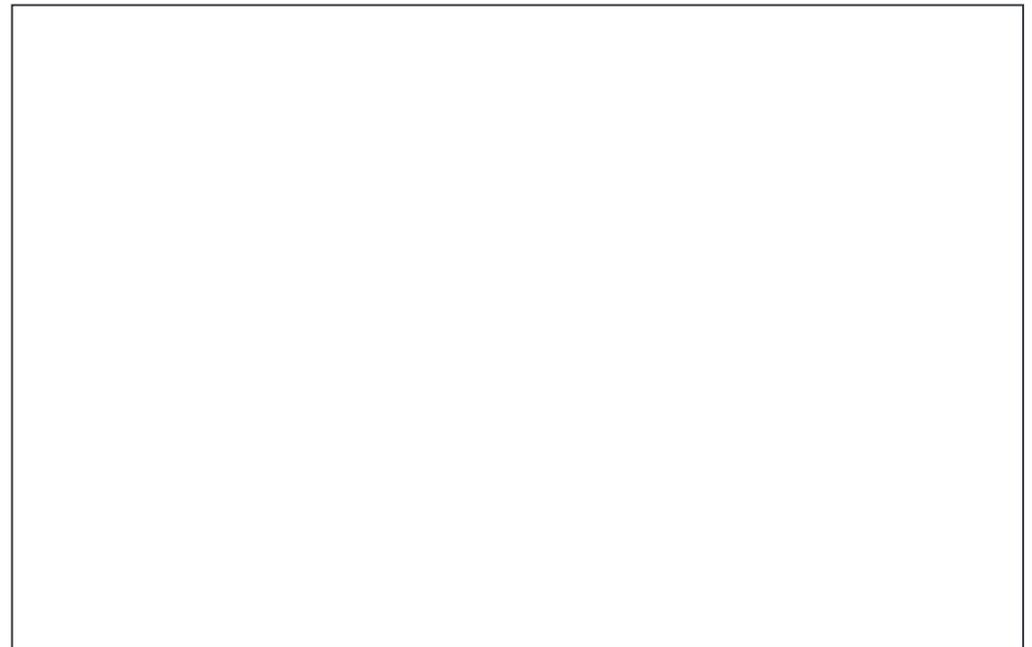
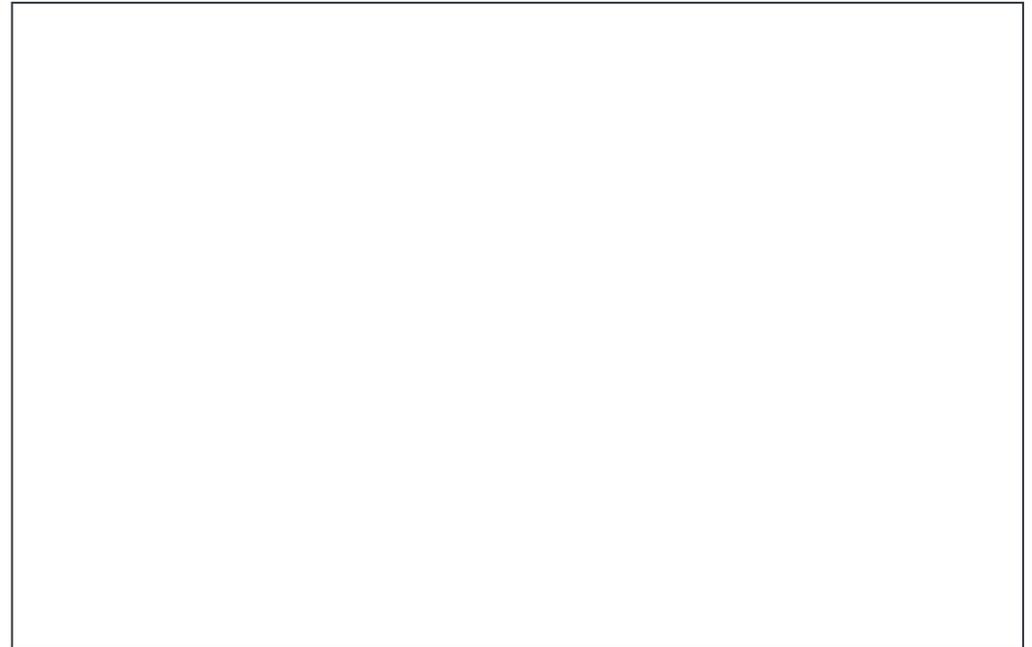
Property Description

PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this extended and superbly updated detached home located in a quiet cul-de-sac location in the popular village of Fowlmere. Approaching the property, you have a driveway providing off street parking for several vehicles that leads to a part storage garage. The original garage has been part converted to add a useful utility room to the property's accommodation.

Entering the property, you will immediately get a feeling of space thanks to the large entrance hall. You will also see this home is in excellent decorative order, both are a theme throughout. Thanks to the extension, the former lounge/dining room is now a dedicated lounge with dual aspect window to front and sliding patio doors to the rear garden, this is a great room you can shut yourself away in. To the rear of the property, you have the extended accommodation, which has created an open plan re-fitted kitchen, dining and family room. Of course, the way you use the accommodation is flexible, but this is a great space to spend time as a family and fantastic if you like to entertain.

The kitchen area is fitted with a bespoke range of contemporary wall and base units with work surfaces over with an inset stainless steel one and a half bowl sink and drainer unit with chefs tap. Integrated appliances include an eye level double oven, four plate energy saving induction hob with extractor over, dishwasher and with space for a fridge/freezer. The adjoining utility room offers yet further storage and space for additional appliances. The kitchen is delightfully completed with feature low level and under cupboard lighting, inset ceiling spotlights, wood effect flooring and a breakfast bar with feature downlighting over. The dining/family area features further sliding patio doors stepping out to the rear garden. Completing the ground floor is a



cloakroom toilet off the entrance hall, both with wood effect Karndean flooring.

Going to the first floor, off the landing which has a built-in airing cupboard, you have four well-proportioned bedrooms. The master bedroom features built in wardrobes and all bedrooms share the use of a newly fitted bathroom with three-piece suite in white comprising of a panelled bath with glass screen and shower over, low level w.c. and wash hand basin. Completed with part tiled walls and wood effect flooring.

Outside, to the rear, the enclosed rear garden is mainly laid to lawn with flower and shrub borders. There is a paved patio area immediately off the property, a timber storage shed to the rear and useful side access gate to the front of the property.

Contact Ensum Brown today to arrange your private viewing appointment.

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

LOCATION - FOWLMERE

If you are looking for a village location and to be part of a community then you won't find a better village to live in than Fowlmere. Fowlmere is one of the most southernmost villages in Cambridgeshire and on the edge of Hertfordshire. You are just 6 miles from the town of Royston, under a 10 minute drive, and under 10 miles from central Cambridge, just a 20 minute drive away. As well as being within easy reach of all the amenities of a town and city you are also surrounded by beautiful countryside, a perfect combination.

Within the village itself you have a number of village groups, a village hall with

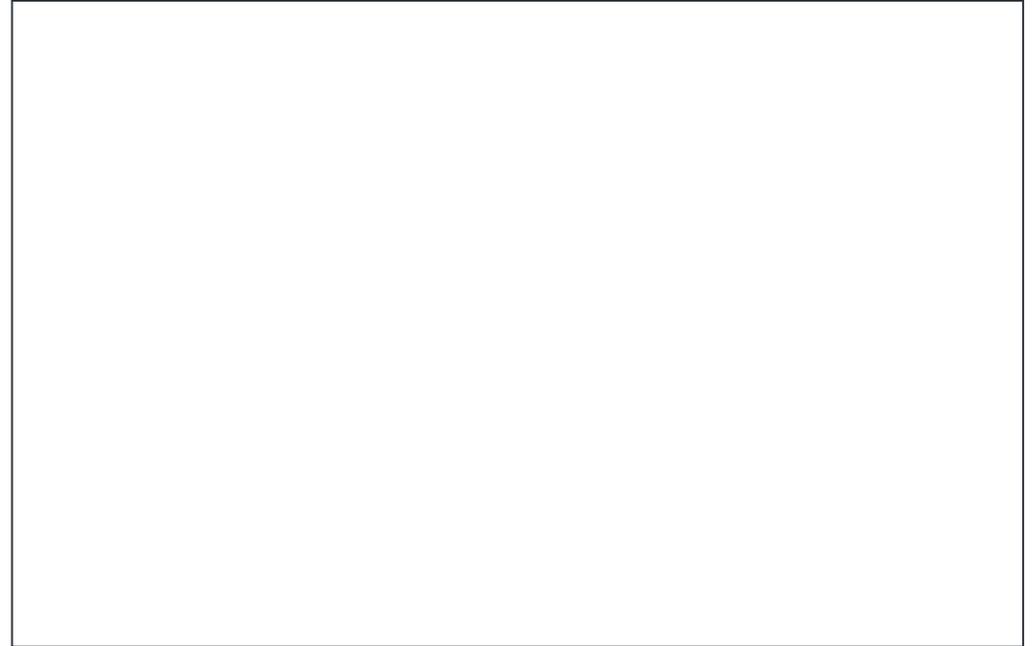
tennis courts, several village greens and playgrounds, a fantastic village pub and restaurant 'The Chequers', village church, playgroup, private nursery and primary school. Also, on the outskirts of the village you will find Fowlmere RSPB nature reserve.

In Royston there is a main line train station with a regular service direct to London Kings Cross as quick as 38 minutes. You also have additional station options from the neighbouring villages of Meldreth and Foxton. Additionally, in terms of travel, you have the M11 within a 10 minute drive, the A1 approximately 25 minutes' drive away and if you want to travel internationally, London Stansted airport and London Luton Airport are both just half an hour to forty minutes' drive away.

EPC Rating: E

Key Features

- ✓ Chain Free
- ✓ Extended Detached Home
- ✓ Updated & Improved Throughout
- ✓ Large Lounge
- ✓ Open Plan Kitchen/Dining/Family Room
- ✓ Cloakroom & Utility
- ✓ Re-Fitted Bathroom
- ✓ Enclosed Rear Garden
- ✓ Storage Garage & Driveway Parking









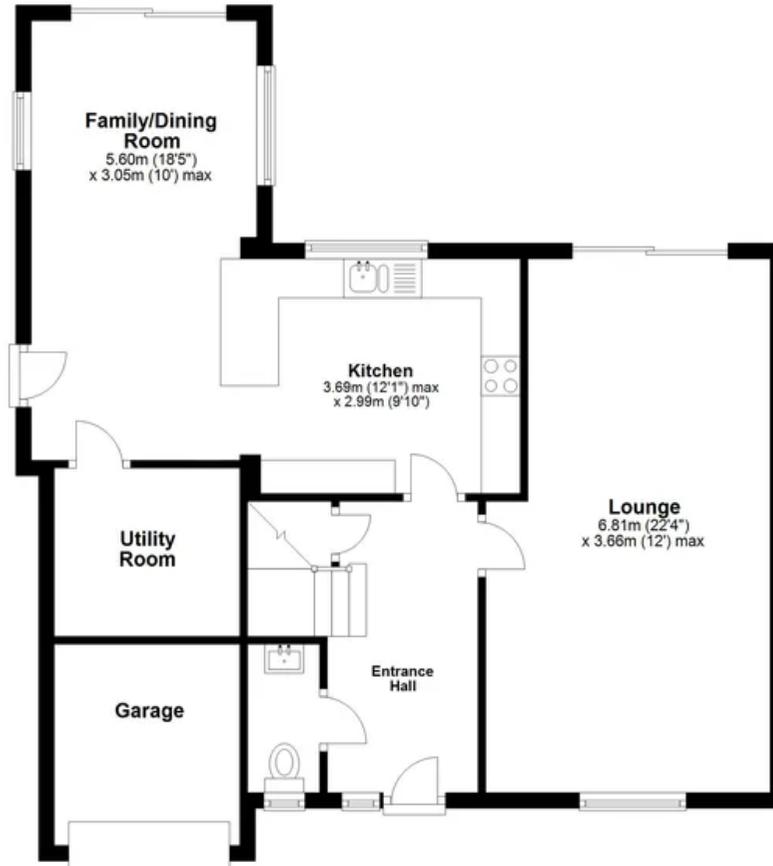






Ground Floor

Approx. 68.3 sq. metres (735.1 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 114.4 sq. metres (1231.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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