



FULBROOKE ROAD
Cambridge

Carter Jonas

FULBROOKE ROAD, CAMBRIDGE, CB3 9EE

- Cambridge City Centre - approx. 1.7 miles
- Cambridge Railway Station - approx. 2.0 miles
- Addenbrookes Hospital - approx. 4.0 miles

Victorian terrace family home • Four bedrooms •
Double aspect reception room • Extended & flexible
accommodation • Attractive period features throughout
• Mature gardens • EPC rating D

DESCRIPTION

23 Fulbrooke Road is an attractive and thoughtfully extended Victorian terrace, offering well proportioned and versatile accommodation arranged over three floors. The property is set within the highly regarded Newnham area of Cambridge and enjoys a particularly pleasant rear aspect overlooking the rugby club grounds.

The ground floor is accessed via an entrance hall with stairs rising to the first floor. To the front of the property is a bright and spacious sitting and dining room, featuring a bay window, attractive feature fireplace and excellent natural light. Under stair storage is neatly incorporated, with a door leading through to the kitchen. The kitchen breakfast room is fitted with a modern range of wall and base units, complemented by wooden worktops and a peninsular overhang. Integrated appliances include a four ring gas hob and double ovens, along with an inset sink and mixer tap, with space provided for white goods. A generous seating area enjoys views over the rear garden via a bay window, making this an excellent everyday living and entertaining space. Also on the ground floor is a well fitted shower room comprising a double width shower, WC and hand wash basin with storage beneath.

A BEAUTIFULLY EXTENDED, CHARACTERFUL AND EXCEPTIONALLY WELL PRESENTED FOUR BEDROOM VICTORIAN TERRACED PROPERTY, SET WITHIN THE HEART OF NEWNHAM AND BENEFITTING FROM A PRIVATE SOUTH FACING GARDEN BACKING ONTO THE CAMBRIDGE RUGBY CLUB PLAYING FIELDS.



The first floor landing provides access to three bedrooms and the family bathroom. The principal bedroom is a spacious rear facing double, filled with natural light and benefitting from fitted wardrobes. A second double bedroom is front facing and also features fitted wardrobes, while the third bedroom is a further double with fitted cupboard storage. The family bathroom is well appointed, comprising a bath with shower over, WC, hand wash basin and heated towel rail.

The second floor has been converted to provide a fourth bedroom within the loft space. This room benefits from a dormer window, eaves storage and is ideally suited as a guest bedroom or home office.

OUTSIDE

The rear garden is a particular feature of the property and is both mature and well stocked, with lawns to either side and established borders. The garden is south facing and enjoys a high degree of privacy, along with views across the rugby club grounds beyond. A small paved terrace provides space for outdoor seating, with a garden shed also included. To the front of the property there is a tiled pathway leading to the front door, along with a covered bike and bin store.

LOCATION

Fulbrooke Road is located within the ever popular Newnham area of Cambridge, one of the city's most sought after residential neighbourhoods. The area offers a good range of everyday amenities, including a post office, chemist, butcher, bakery, grocer and independent coffee shop, all within easy reach. No. 23 is a short walk from Grantchester Meadows by the River Cam, from Cocks and Hens Tennis Club, and from the Cambridge Model Engineering Society, which is famously popular with young families. There are also generous allotments at the end of the road. Newnham Croft Primary School and the open spaces of Lammas Land are close by, while the River Cam and surrounding footpaths provide attractive walking routes towards Grantchester and Coton. The property is also well placed for a number of University colleges and departments, with the University Library just a short walk away.



Fulbrooke Road, Cambridge, CB3
 Approximate Area = 1564 sq ft / 145.3 sq m
 (Including Eaves)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108086



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Cambridge South 01223 403330
 cambridgesales@carterjonas.co.uk
 The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.