

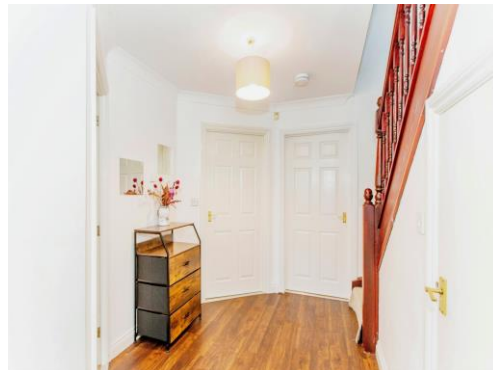


**Connells**

Cressbrook Drive  
Great Cambourne

Cressbrook Drive,  
Great Cambourne, CB23 6BF

For Sale Guide Price  
£500,000 - £525,000



A charming 4-bed detached house in a quiet location. Downstairs comprises: kitchen/diner, utility, toilet & 2 reception rooms. Upstairs: Master with ensuite, bathroom & 3 bedrooms. Next to the garage is side access to the private rear garden, backing onto woodland.

#### Entrance Hall

Door to front, stairs to landing, under stairs cupboard, radiator.

#### Cloakroom

Window to front, wash hand basin, WC, tiled splash back, radiator.

#### Kitchen / Breakfast Room

13' 4" Max x 9' 6" ( 4.06m Max x 2.90m )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, tiled splash back, double electric oven, gas hob, integrated dishwasher, space for fridge/freezer, tiled flooring, radiator.

#### Utility Room

6' 10" Max x 5' 2" Max ( 2.08m Max x 1.57m Max )

Door to side, base units, work surface, stainless steel sink and drainer, tiled splash back, extractor fan, radiator.

#### Study/ Dining Room

10' 1" x 8' 9" Max ( 3.07m x 2.67m Max )

Window to front, radiator.

#### Lounge

15' x 12' 1" Into Bay ( 4.57m x 3.68m Into Bay )

Bay window to rear, French door to rear, fireplace, radiator.

## Landing

Window to front, stairs to entrance hall, loft access, airing cupboard, radiator.

## Bedroom One

12' Max x 11' + Wardrobes ( 3.66m Max x 3.35m + Wardrobes )

Window to rear, two single built in wardrobes, radiator.

## Ensuite

Window to side, shower cubicle, wash hand basin, WC, extractor fan, part tiled, radiator.

## Bedroom Two

12' 10" x 8' 11" Max ( 3.91m x 2.72m Max )

Window to rear, radiator.

## Bedroom Three

11' 2" x 9' 3" Max ( 3.40m x 2.82m Max )

Window to front, radiator.

## Bedroom Four

9' 2" x 8' 3" ( 2.79m x 2.51m )

Window to front, radiator.

## Bathroom

Window to side, bath with mixer tap, shower over, glass screen, vanity wash hand basin, WC, part tiled, extractor fan, shaver point, radiator.

## Front Garden

Lawn and hedge area.

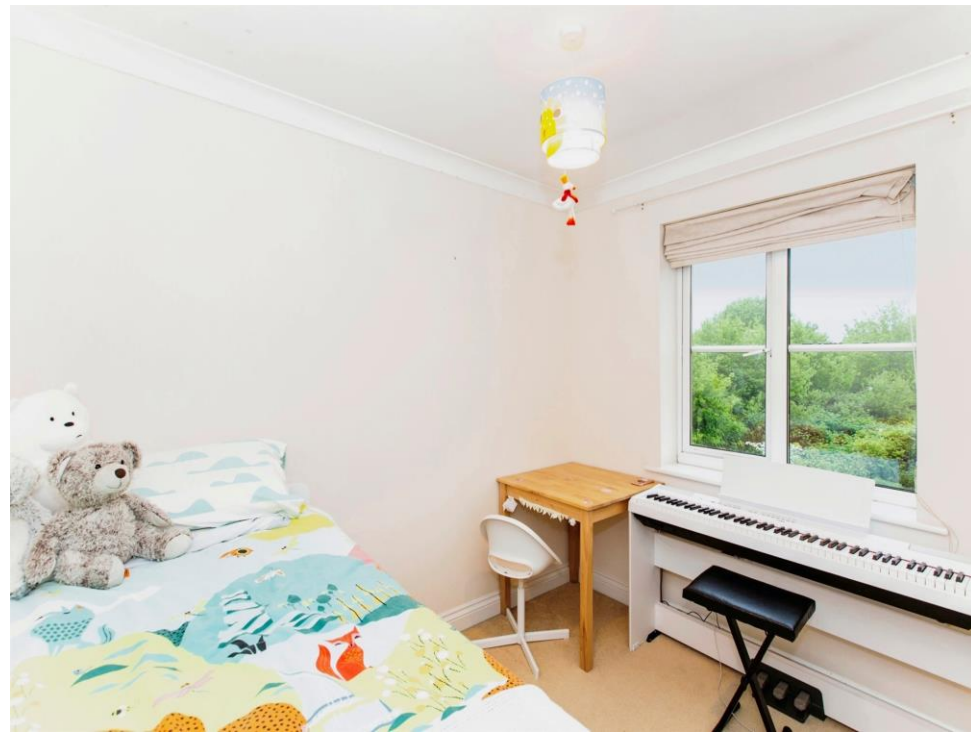
## Rear Garden

Fence enclosed, mature hedges, patio area, laid to lawn.

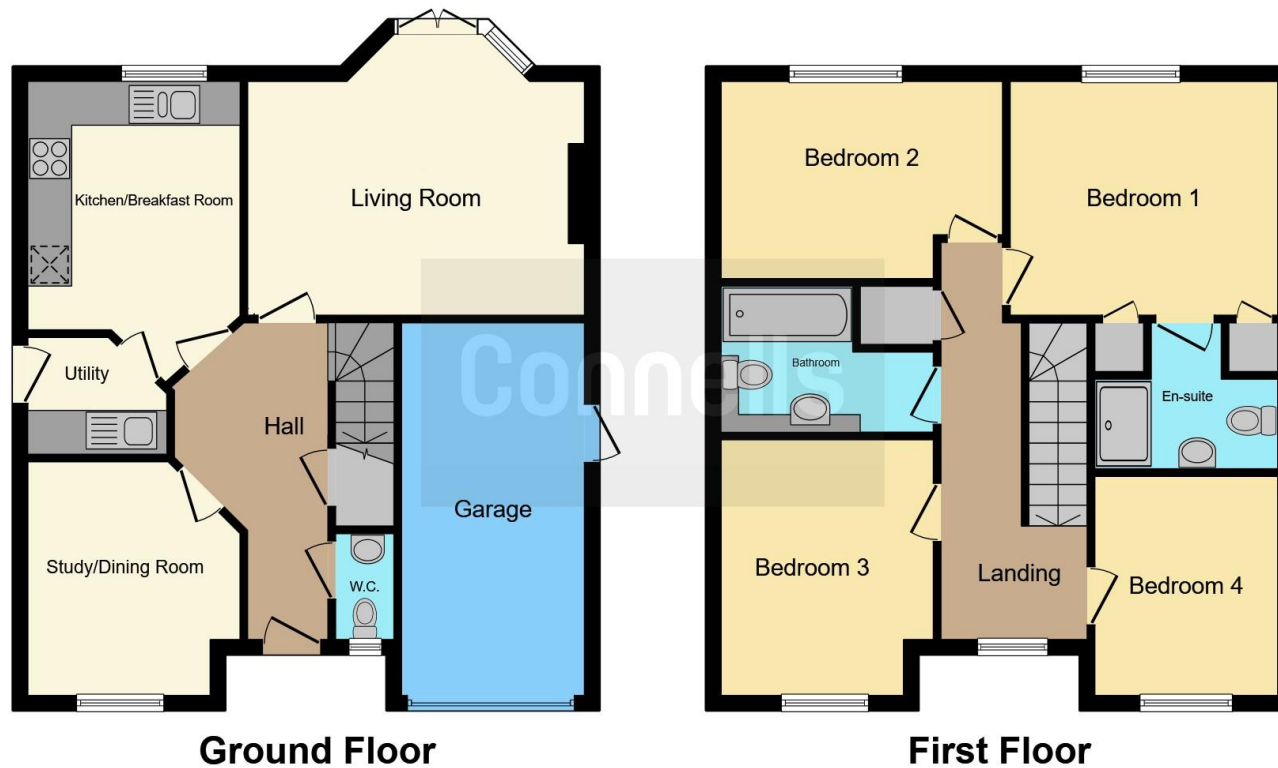
## Parking

Single garage with up and over door, double driveway parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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Awaiting Photograph