



**Connells**

Anson Road  
Upper Cambourne





Well proportioned family home comprising a welcoming entrance hall, kitchen/breakfast, dual aspect lounge with french doors to the sizable rear garden, dining room along with four bedrooms, bathroom and ensuite to master. Single Garage and Driveway provides parking.

#### Entrance Hall

Door to front, stairs to first floor landing, radiator.

#### Cloakroom

Wash hand basin, WC, tiled flooring and splashback, extractor fan, radiator.

#### Kitchen/Breakfast

16' 6" x 10' 11" ( 5.03m x 3.33m )

Fitted kitchen with a range of wall and base units, worksurfaces over, one and a half bowl stainless steel sink and drainer, tiled splashback, integrated fridge freezer and dishwasher, electric oven, gas hob, stainless steel cooker hood, tiled flooring, window to rear, radiator.

#### Utility Room

5' 8" x 5' 3" ( 1.73m x 1.60m )

Door to rear garden, base units, worksurfaces over, stainless steel sink and drainer, tiled splashback, plumbing for washing machine, central heating boiler, tiled flooring, radiator.

#### Dining Room

10' 11" x 8' 10" ( 3.33m x 2.69m )

Window to front, radiator.

#### Living Room

19' 9" x 11' 2" ( 6.02m x 3.40m )

Window to front, French doors to rear, telephone point, television point, two radiators.

## Landing

Window to rear, loft access, storage cupboard, radiator.

## Bedroom One

11' 6" x 11' 2" + Wardrobes ( 3.51m x 3.40m + Wardrobes )

Window to front, television point, built in wardrobes, television point, radiator.

## Ensuite

Window to front, shower cubicle, wash hand basin, WC, part tiled, shaver point, extractor fan, radiator.

## Bedroom Two

11' 3" x 9' 4" ( 3.43m x 2.84m )

Window to rear, built in wardrobes, radiator.

## Bedroom Three

10' 2" x 8' 3" ( 3.10m x 2.51m )

Window to front, radiator.

## Bedroom Four

9' 1" x 6' 11" ( 2.77m x 2.11m )

Window to front, telephone point, radiator.

## Bathroom

Window to rear, bath with mixer taps and shower over, glass shower screen, wash hand basin, WC, shaver point, extractor fan, part tiled, radiator.

## Front Garden

Pathway to front, laid to lawn, mature hedge.

## Rear Garden

Fence enclosed, gated access to driveway, patio area, laid to lawn.

## Garage And Parking

Single garage, up and over door, light and power, driveway parking for two cars.

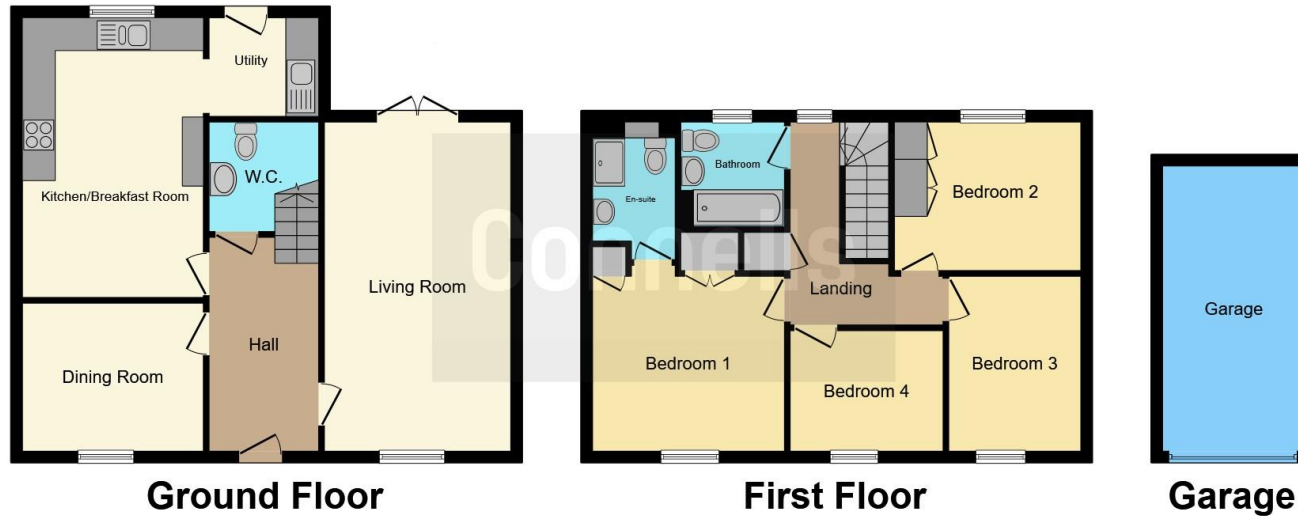












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**EPC Rating: C**

Tenure: Freehold

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