



**Connells**

Mayfield Way  
Great Cambourne





Set in a popular location in Great Cambourne lies this family home. Ground floor comprising of kitchen, dining room, lounge and a study. Five bedrooms including a master with ensuite and family bathroom. Enclosed rear garden, garage and parking complete this home.

#### Entrance Hall

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

#### Cloakroom

Wash hand basin, WC, part tiled, extractor fan, spot lights, radiator.

#### Kitchen

12' x 9' 7" ( 3.66m x 2.92m )

Window to rear, fitted kitchen with Gloss wall and base units, complementary work surface, sink with one and a half bowl and drainer, double electric oven, electric hob, glass splash back, stainless steel cooker hood, plumbing for washing machine and dishwasher, integrated fridge/freezer, central heating boiler housed in cupboard, radiator, door to rear.

#### Dining Room

9' 4" x 9' 1" ( 2.84m x 2.77m )

Window to front, double doors to lounge, radiator.

#### Lounge

15' 9" Max x 11' 11" ( 4.80m Max x 3.63m )

Window to rear, French Door to rear, log burner, double doors to dining room, two radiators.

#### Study

9' 7" Max x 5' 4" ( 2.92m Max x 1.63m )

Window to front, radiator.

#### Landing

Stairs to entrance hall, airing cupboard, loft access.



## Bedroom One

11' 10" Max x 9' 5" ( 3.61m Max x 2.87m )

Window to front, triple built in wardrobe, television point, radiator.

## Ensuite

Window to front, vanity wash hand basin, WC, shower cubicle, part tiled, shaver point, extractor fan, spot lights, tiled flooring,

## Bedroom Two

15' 7" Max x 10' 9" ( 4.75m Max x 3.28m )

Window to front, double built in wardrobe, television point, loft access, radiator.

## Bedroom Three

12' 7" Max x 9' 8" + Recess ( 3.84m Max x 2.95m + Recess )

Window to front, double built in wardrobe, radiator.

## Ensuite

Shower cubicle, wash hand basin, WC, part tiled, extractor fan, tiled flooring, spot lights.

## Bedroom Four

9' 7" x 9' 10" + Wardrobe ( 2.92m x 3.00m + Wardrobe )

Window to rear, double built in wardrobe, radiator.

## Bedroom Five

8' 9" x 6' 7" ( 2.67m x 2.01m )

Window to rear, radiator.

## Bathroom

Window to rear, bath with mix taps and hand held shower, wash hand basin, WC, shaver point, extractor fan, part tiled, tiled flooring, radiator.

## Rear Garden

Fence and wall enclosed, patio area, laid to lawn, stone borders, planted shrubs. mature trees, shed, outside tap, gate to front.

## Garage And Parking

Single garage with up and over door, light and power, two driveway parking spaces.





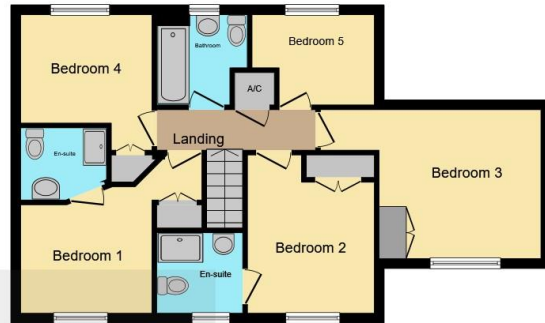




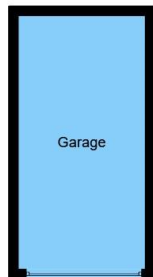




**Ground Floor**



**First Floor**



**Garage**



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)

To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

Unit 2 Caxton House Broad Street Great Cambourne  
CAMBRIDGE CB23 6JN

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBN305831](http://connells.co.uk/Property/CBN305831)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBN305831 - 0002