



Connells

Whitley Road
Upper Cambourne



Set in a private location this extended detached home boasts open plan refitted kitchen/dining/family area, utility, lounge, snug and study. The further two floors comprise of five bedrooms including master with ensuite and three further bathrooms. Enclosed garden, garage and driveway parking.

Entrance Hall

Door to front, fitted under stairs storage, radiator.

Cloakroom

Wash hand basin, WC, tiled splash back, extractor fan, restricted head height.

Kitchen/Dining/Family Room

27' Max x 25' 8" Max (8.23m Max x 7.82m Max)

Windows to rear and side, three keylite windows to rear, refitted kitchen with gloss wall and base units, complementary work surface, one and a half inset sink with drinking water tap, tiled and glass splash back, double electric eye level oven, electric hob, cooker hood, breakfast bar, American fridge/freezer with plumbing, spot lights, French door to rear, two radiators, door to garage.

Utility Room

7' 9" Max x 4' 4" (2.36m Max x 1.32m)

Full height cupboard, plumbing for washing machine, space for tumble dryer, radiator, door to side.

Lounge Area

16' 3" x 11' 3" (4.95m x 3.43m)

Window to side, radiator.

Study

11' 3" x 8' 8" (3.43m x 2.64m)

Window to front, radiator.

Snug

7' x 7' 2" Max (2.13m x 2.18m Max)

Window to front, radiator.

First Landing

Stairs to entrance hall and second floor landing, cupboard housing hot water tank, radiator.



Bedroom One

13' 10" Max x 18' 8" Max (4.22m Max x 5.69m Max)

Two windows to front, window to side, radiator.

Ensuite

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

Bedroom Four

10' 11" Max x 11' 1" (3.33m Max x 3.38m)

Windows to rear and side, access to jack and Jill bathroom, radiator.

Bedroom Five

9' 1" x 7' 11" (2.77m x 2.41m)

Window to rear, radiator.

Jack And Jill Bathroom

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

Bathroom

Window to side, bath with mixer tap and hand held shower, wash hand basin, WC, part tiled, extractor fan, radiator.

Second Landing

Stairs to first flooring.

Bedroom Two

16' 5" Max x 11' 7" (5.00m Max x 3.53m)

Windows to front and side, boarded loft access, radiator, restricted head height.

Bedroom Three

16' 4" Max x 7' 3" (4.98m Max x 2.21m)

Window to front and side, restricted head height, radiator.

Shower Room

Key lite window to rear, shower cubicle, wash hand basin, WC, extractor fan, part tiled, restricted head height, radiator.

Front Garden

Fence, mature hedges, path to door, laid to lawn, gate to side.

Rear Garden

Fence and wall enclosed, artificial grass, path to gate, tree, electric sockets, tap, gate to side.

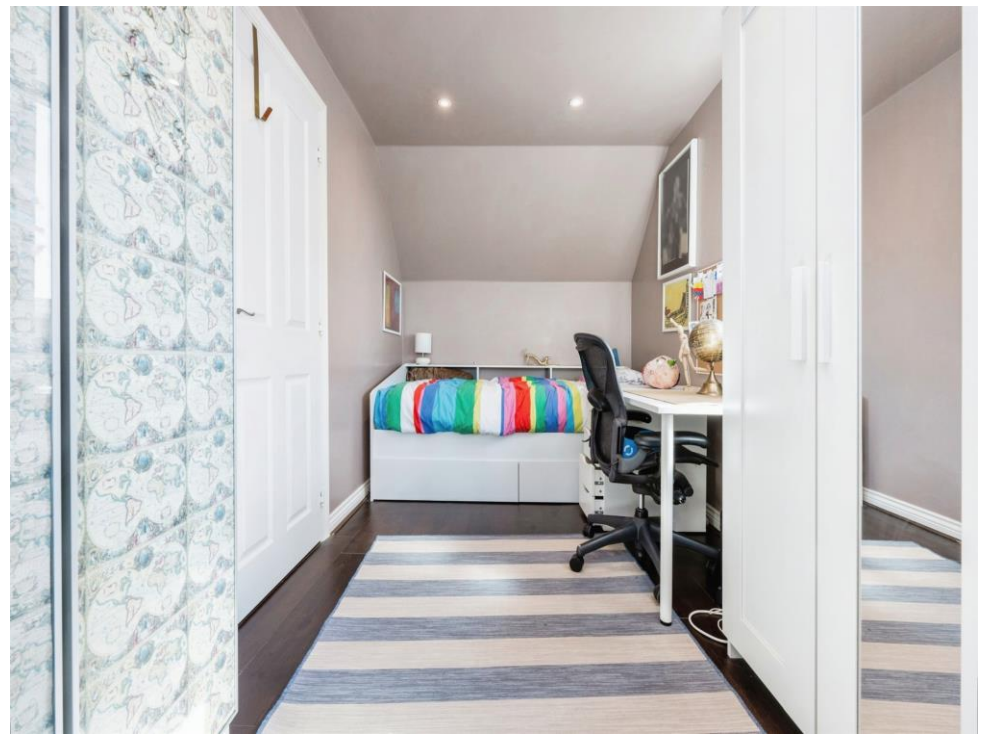
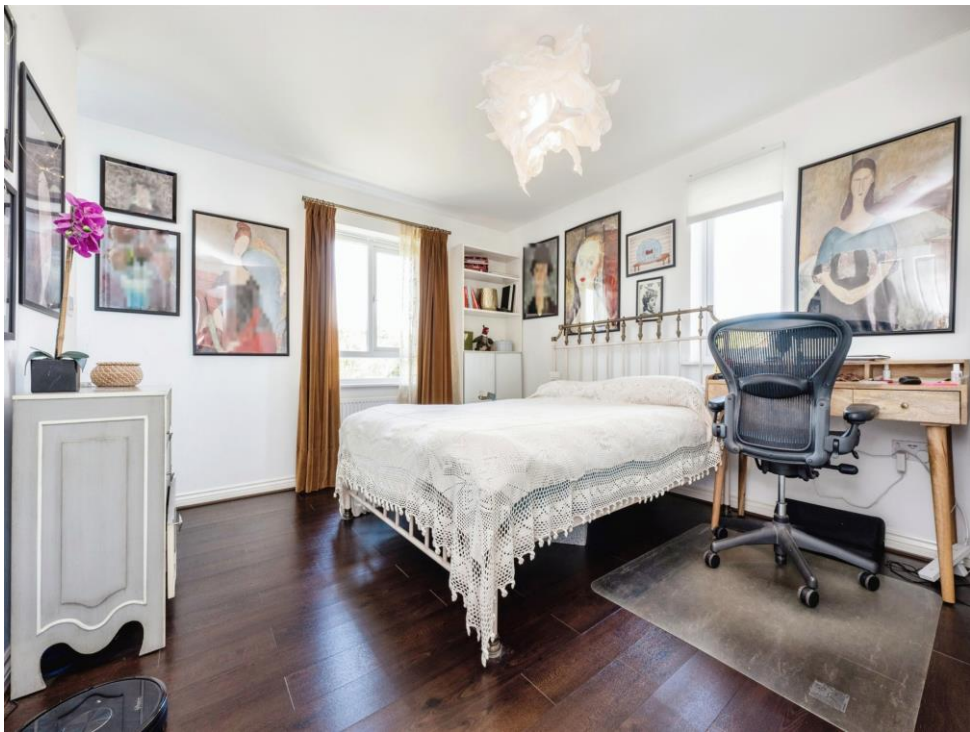
Garage And Parking

Single garage with up and over, light and power, door to kitchen/dining/family room, driveway parking, EV car charger.

Agent Notes

Solar panels with iBoost Automatic immersion solar heating controller









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

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EPC Rating: Awaited

Tenure: Freehold

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