



Connells

Clare Drive
Highfields Caldecote

Clare Drive,
Highfields Caldecote, CB23 7GB

For Sale Guide Price
£600,000 - £615,000



Refitted kitchen/diner forms the hub of this spacious home. With flexible accommodation over three floors there is ample space and well proportioned bedrooms or study spaces available alongside a dual aspect lounge. A single garage and driveway provides parking.

Entrance Hall

Door to front, storage cupboard, radiator.

Refitted Cloakroom

Window to rear, wash hand basin, WC, part tiled, chrome heated towel rail.

Kitchen / Diner

20' 1" x 11' 4" (6.12m x 3.45m)

Window to front and two windows to side, Refitted kitchen with a range of wall and base units, complementary work surface, one and a half inset sink, tiled splash back, electric double eye level oven, induction hob, stainless steel cooker hood, space for American fridge/freezer, integrated freezer and dishwasher, wine rack, spot lights, radiator.

Utility Room

7' 2" Max x 5' 4" Max (2.18m Max x 1.63m Max)

Refitted utility with gloss wall and base units, work surface, inset sink, tiled splash back, plumbing for washing machine, tiled flooring, radiator, door to rear.

Lounge

20' 2" x 10' 8" (6.15m x 3.25m)

Windows to front and side, French to side, gas fireplace, two radiators.

First Floor Landing

Window to front, stairs to entrance hall and second floor landing.

Bedroom One

11' 1" Max x 10' 10" (3.38m Max x 3.30m)

Window to side, triple built in wardrobe, radiator.



Ensuite

Window to rear, shower cubicle, wash hand basin, WC, shaver point, part tiled, extractor fan, chrome heated towel rail.

Refitted Bathroom

Window to rear, P shape bath with mix tap and shower over, glass screen, wash hand basin, WC, part tiled, extractor fan, shaver point, chrome heated towel rail.

Bedroom Six

8' Max x 10' 9" (2.44m Max x 3.28m)

Window to side, radiator.

Bedroom Five

10' 10" x 9' 1" (3.30m x 2.77m)

Windows to front and side, radiator.

Second Floor Landing

Cupboard housing central heating boiler, stairs to first floor landing.

Bedroom Two

14' 8" x 10' 10" (4.47m x 3.30m)

Two velux windows to rear, eaves access, radiator, restricted head height.

Bedroom Three

14' 9" x 11' 7" Max (4.50m x 3.53m Max)

Velux windows to rear, eaves access, restricted head height, radiator.

Bathroom

Velux window to rear, P shape bath with mix tap and shower over, glass screen, wash hand basin, WC, extractor fan, part tiled, chrome heated towel rail, restricted head height.

Rear Garden

Private fence enclosed garden with patio area, laid to lawn, planted borders, outside tap, gate to driveway.

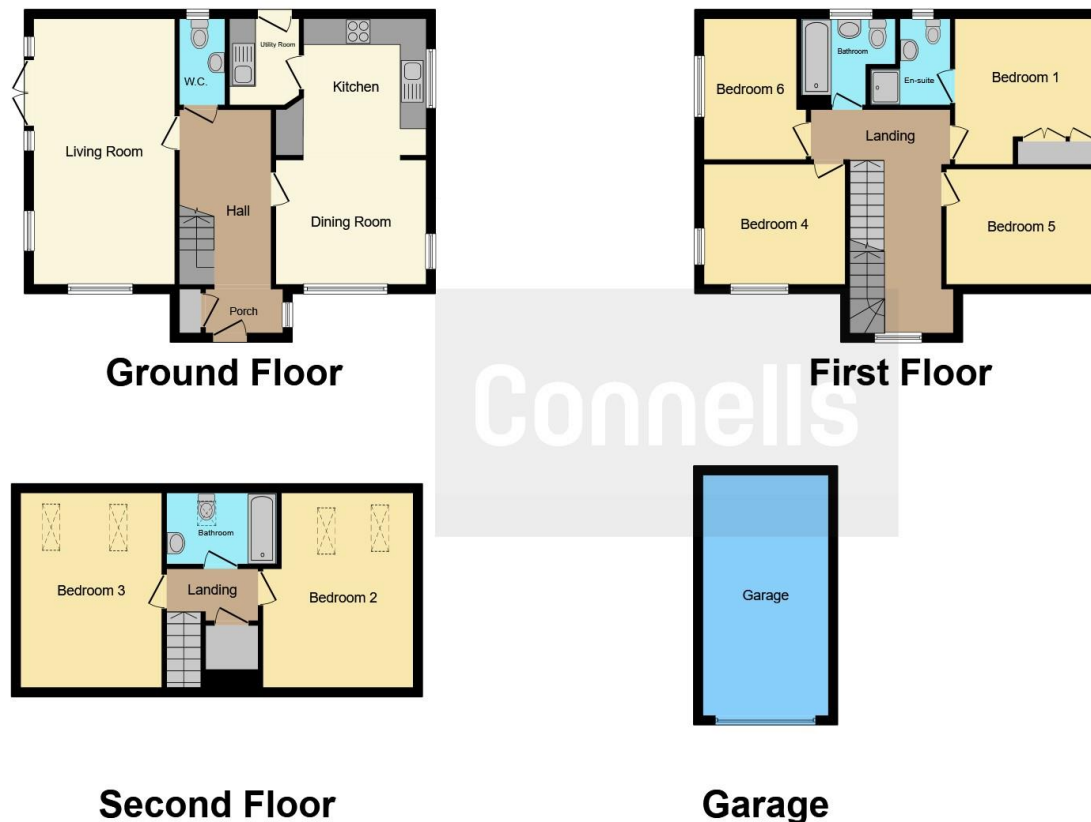
Garage And Parking

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









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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T 01954 714900
E cambourne@connells.co.uk

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 CAMBRIDGE CB23 6JN

EPC Rating: C

Tenure: Freehold

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