



**Connells**

Vickers Way  
Upper Cambourne



Vickers Way,  
Upper Cambourne, CB23 6EP

For Sale Guide Price  
**£525,000 - £550,000**



These popular houses offer a desired 28' kitchen/diner with two sets of french doors opening onto rear garden, a generous lounge with double doors into the entrance hall & Kitchen/diner & study downstairs. Four double bedrooms with one ensuite, family bathroom & garage.

### Entrance Hall

Door to front, under stairs cupboard, tiled flooring, radiator.

### Study

10' 2" x 8' 7" ( 3.10m x 2.62m )

Window to front, telephone point, radiator.

### Kitchen/Diner

28' 9" x 11' 8" ( 8.76m x 3.56m )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel sink with one and a half bowl and drainer, drink water tap, tiled splash back, double electric eye level oven, gas hob with stainless steel splash back, stainless steel cooker hood, integrated dishwasher and fridge/freezer, tiled floor, two french doors to rear.

### Utility Room/ Wc

8' 7" x 6' 6" ( 2.62m x 1.98m )

Window to side, base units, work surface, stainless steel sink and drainer, tiled splash back, tiled flooring, integrated washing machine, WC , radiator.

### Lounge

16' 11" x 12' 6" ( 5.16m x 3.81m )

Windows to front and side, television point, telephone point, radiator.

### Landing

Stairs to entrance hall, loft access, cupboard housing hot water tank, radiator.



## Bedroom One

15' Max x 12' 10" + Wardrobes ( 4.57m Max x 3.91m + Wardrobes )

Window to front, triple built in wardrobe with sliding mirrored doors, radiator.

## Ensuite

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

## Bedroom Two

13' 8" Max x 17' Max ( 4.17m Max x 5.18m Max )

Two windows to front, triple built in wardrobe with sliding mirror doors, radiator.

## Bedroom Three

14' x 8' 7" ( 4.27m x 2.62m )

Window to rear, radiator.

## Bedroom Four

13' Max x 9' 10" Max ( 3.96m Max x 3.00m Max )

Window to rear, radiator.

## Bathroom

Bath with mix tap and shower over, wash hand basin, WC, extractor fan, shaver point, chrome heated towel rail, fully tiled.

## Rear Garden

Fence enclosed, patio area, laid to lawn, planted borders, path to gate and garage, door to garage, gate to side leading to drive.

## Garage And Parking

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

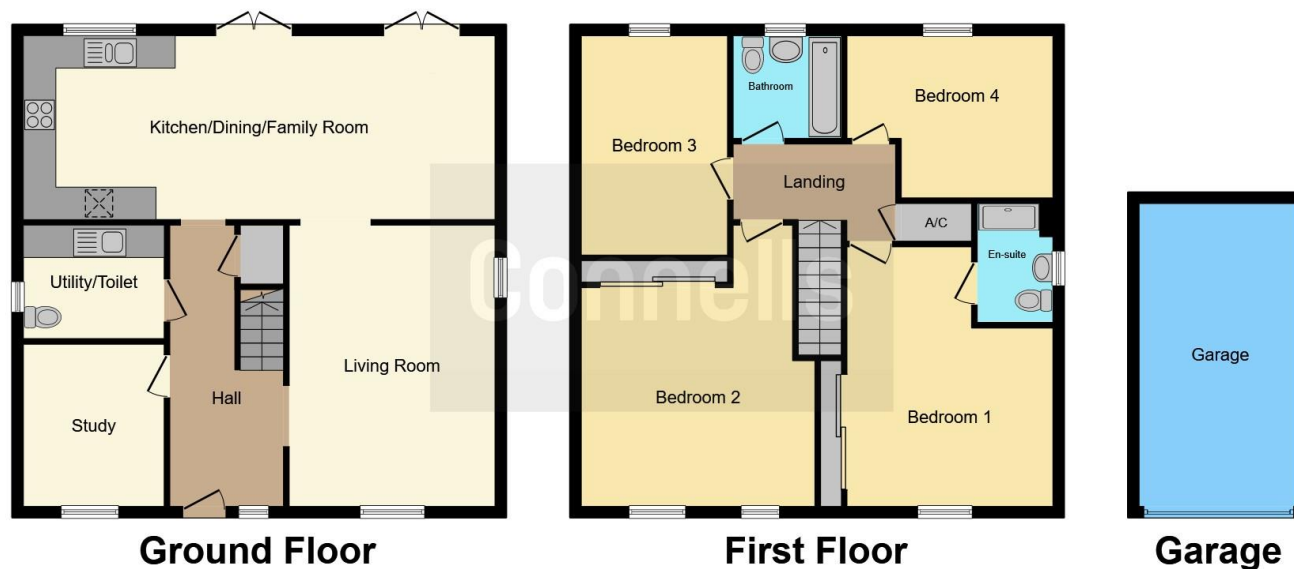












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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Unit 2 Caxton House Broad Street Great Cambourne  
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**EPC Rating: B**

Tenure: Freehold

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