



Connells
FOR SALE

Connells

The Willows
Highfields Caldecote



Providing a double Garage and Driveway for up to 4 cars, this modern detached home also boasts a gloss Kitchen/Breakfast room, Utility, Dining room, dual aspect 23' Lounge, Galleried Landing, Master bedroom with Balcony and Ensuite and generous enclosed rear garden on a Private Road.

Entrance Hall

Door to first floor, under stairs cupboard, radiator.

Cloakroom

Window to front, wash hand basin, WC, radiator.

Kitchen/Breakfast Room

15' 1" x 12' 2" (4.60m x 3.71m)

Windows to side and rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, integrated double oven and dishwasher, five ring burner gas hob, stainless steel cooker hood, spot lights, television point, telephone point, radiator, door to garden,

Utility Room

12' 2" x 4' 11" (3.71m x 1.50m)

Window to front, wall and base units, work surface, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, central heating boiler, radiator.

Dining Room

10' 9" Max x 9' 7" Max (3.28m Max x 2.92m Max)

French doors to garden, wall lights, internal double doors to entrance hall, radiator.

Lounge

23' 2" x 12' 4" (7.06m x 3.76m)

Windows to front, French door to rear and windows, wall lights, television point, telephone point, two radiators.

Landing

Galleried landing, windows to front, loft access, air conditioning, airing cupboard, Hive heating control, spot lights, radiator.



Bedroom One

12' Max x 11' 1" + Wardrobes (3.66m Max x 3.38m + Wardrobes)

Window to side and rear, fitted wardrobes, television point, telephone point, spot lights, radiator, door to balcony.

Ensuite

Window to rear, wall hung wash basin, WC, shower cubicle, towel heated radiator, extractor fan, part tiled, shaver point.

Bedroom Two

12' 4" Max x 11' 8" (3.76m Max x 3.56m)

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

Bedroom Three

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

Window to rear, telephone point, television point, spot lights, radiator.

Bedroom Four

12' 3" x 6' 10" (3.73m x 2.08m)

Window to front, spot lights, radiator.

Bathroom

Window to rear, bath with shower over and glass shower screen, wall hung wash hand basin, WC, heated towel rail, shaver point, part tiled, extractor fan.

Front Garden

Driveway parking, path to front door, hedge.

Rear Garden

Patio area, laid to lawn, planted borders, outside tap and electric, gated access to front,

Double Garage

16' 6" x 17' 10" (5.03m x 5.44m)

Double garage with two up and over doors, light and power, personnel door to side.









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

To view this property please contact Connells on

T 01954 714900
E cambourne@connells.co.uk

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

EPC Rating: C

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Tenure: Freehold



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