



**Connells**

Clare Drive  
Highfields Caldecote



Set in a village location this three bedroom semi detached home benefits from kitchen with a separate lounge/diner, three bedrooms including master with ensuite and family bathroom. Outside hosts an enclosed garden with summer house, garage and driveway parking.

#### Entrance Hall

Door to front, stairs to landing, Hive thermostat, radiator.

#### Cloakroom

Window to front, wash hand basin, WC, tiled splash back, plumbing for washing machine, fitted shelves, radiator.

#### Kitchen

8' 8" x 10' 2" Max ( 2.64m x 3.10m Max )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, sink with one and a half bowl and drainer, tiled splash back, electric oven, gas hob, cooker hood, space for under counter fridge, extractor fan, tiled flooring, central heating boiler, radiator.

#### Lounge/Diner

18' 6" Into Bay x 17' 7" Max ( 5.64m Into Bay x 5.36m Max )

Bay window to front, electric fireplace, under stairs cupboard, french door to rear, two radiators.

#### Landing

Window to front, stair to entrance hall, airing cupboard.



## Bedroom One

12' 9" Max x 8' 4" + Wardrobes ( 3.89m Max x 2.54m + Wardrobes )

Window to rear, telephone point, two double built in wardrobes, radiator.

## Ensuite

Shower cubicle, wash hand basin, WC, part tiled, shaver point, extractor fan, radiator.

## Bedroom Two

8' 7" Max x 10' 8" Max ( 2.62m Max x 3.25m Max )

Window to rear, loft access, radiator.

## Bedroom Three

10' 7" Max x 5' 10" ( 3.23m Max x 1.78m )

Window to front, single built in wardrobe, radiator.

## Bathroom

Window to front, bath, wash hand basin, WC, extractor fan, part tiled, central heating towel rail.

## Front Garden

Path to door, mature hedges.

## Rear Garden

Fence enclosed, patio area, laid to lawn, gravelled area with summer house, mature bushes, path to gate, gate to rear.

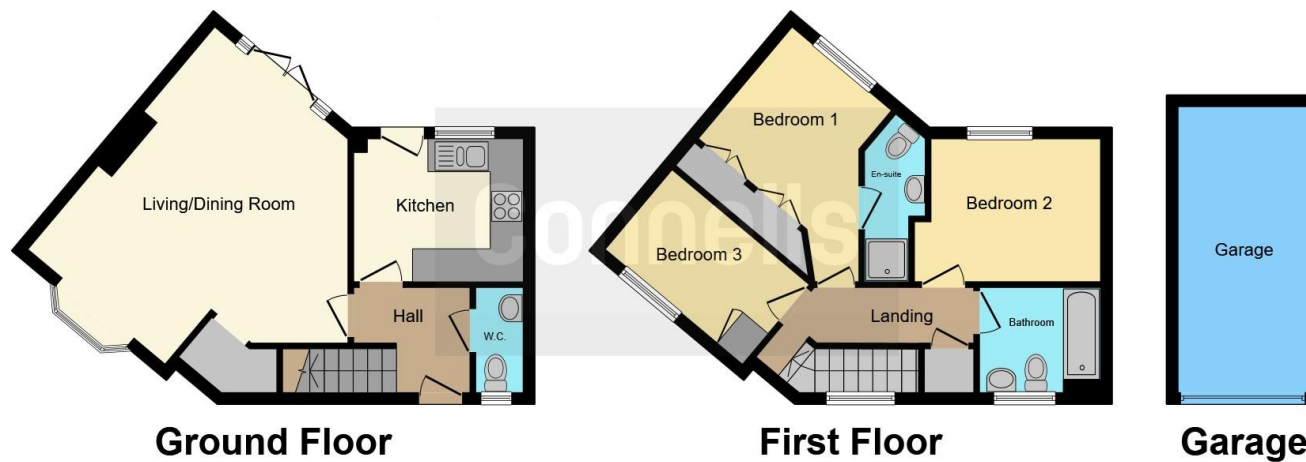
## Garage And Parking

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









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**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: D**

Tenure: Freehold

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