





Cow Brook Lane,  
Papworth Everard, CB23 3GP

For Sale  
£675,000



**Set in a quiet cul-de-sac this home benefits from a private location with refitted kitchen and utility rooms, lounge, dining room and a snug/study. Upstairs boasts five good size bedrooms including a master bedrooms with ensuite and a refitted bathroom. Double garage and driveway complete this home.**

### Entrance Hall

Door to front, two windows to front, storage cupboard, stairs to landing, radiator.

### Cloakroom

Window to side, vanity wash hand basin, WC, tiled splash back, radiator.

### Kitchen

11' 11" x 11' 11" ( 3.63m x 3.63m )

Window to rear, refitted kitchen with a range of wall and base units, complementary work surface, ceramic sink and drainer, four electric AEG eye level ovens including a microwave/oven, induction AEG hob, glass splash back, stainless steel cooker hood, integrated AEG fridge/freezer and dishwasher, wine cooler, pop up electric sockets, plinth lights, tiled flooring, spot lights.

### Utility Room

9' 1" Max x 5' 2" ( 2.77m Max x 1.57m )

Refitted utility with cupboard and base units, work surface, glass splash back, plumbing for washing machine, space for tumble dryer, central heating boiler in cupboard, extractor fan, tiled flooring, radiator, door to side.

### Dining Room

12' 3" Max x 10' 2" ( 3.73m Max x 3.10m )

Two windows to rear, French door to rear, telephone point, radiator.

### Lounge

13' 10" Max x 19' 9" ( 4.22m Max x 6.02m )

Window to front, built on shelves to either side of the fireplace, two telephone point, two radiators, French door to rear.

### Study/Snug

11' 11" x 7' 3" ( 3.63m x 2.21m )

Window to side, radiator.

### Landing

Galleried landing, window to side, loft access, airing cupboard, stair to entrance hall, radiator.



## Bedroom One

11' 11" Max x 21' 3" ( 3.63m Max x 6.48m )

Window to side, two double built in wardrobes, radiator.

## Ensuite

Two velux windows to side, Jacuzzi bath, shower cubicle, vanity wash hand basin, WC, part tiled, shaver point, restricted head height.

## Bedroom Two

12' 3" x 10' 9" ( 3.73m x 3.28m )

Window to rear, radiator.

## Bedroom Three

11' 11" x 8' 11" ( 3.63m x 2.72m )

Window to rear, radiator.

## Bedroom Four

12' 3" x 8' 10" ( 3.73m x 2.69m )

Window to front, radiator.

## Bedroom Five

10' 4" Max x 8' 7" ( 3.15m Max x 2.62m )

Window to rear, radiator.

## Bathroom

Window to rear, L shape bath with mixer tap, vanity wash hand basin, WC, shaver point.

## Front Garden

Steps to front door, gravelled area, driveway for two cars.

## Rear Garden

Fence and wall surround, patio area, laid to lawn, mature trees and hedges surround, gravelled area, gate to rear, outside tap and socket, light, door to garage with security panel.

## Double Garage And Parking

Double garage electric doors, light and power, two parking spaces on driveway.



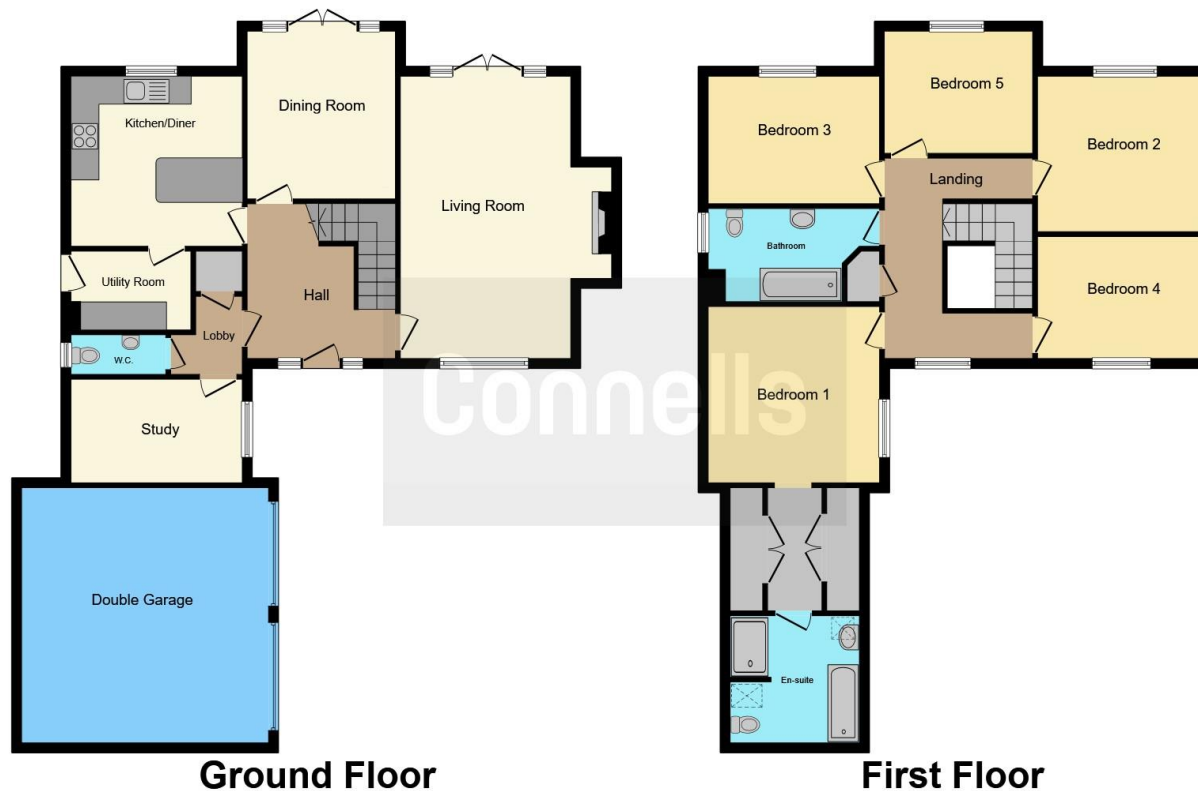












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**EPC Rating: C**

Tenure: Freehold

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