



Connells

Cow Brook Lane
Papworth Everard

Cow Brook Lane,
Papworth Everard ,CB23 3GP

For Sale Guide Price
£650,000 - £675,00



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.

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.

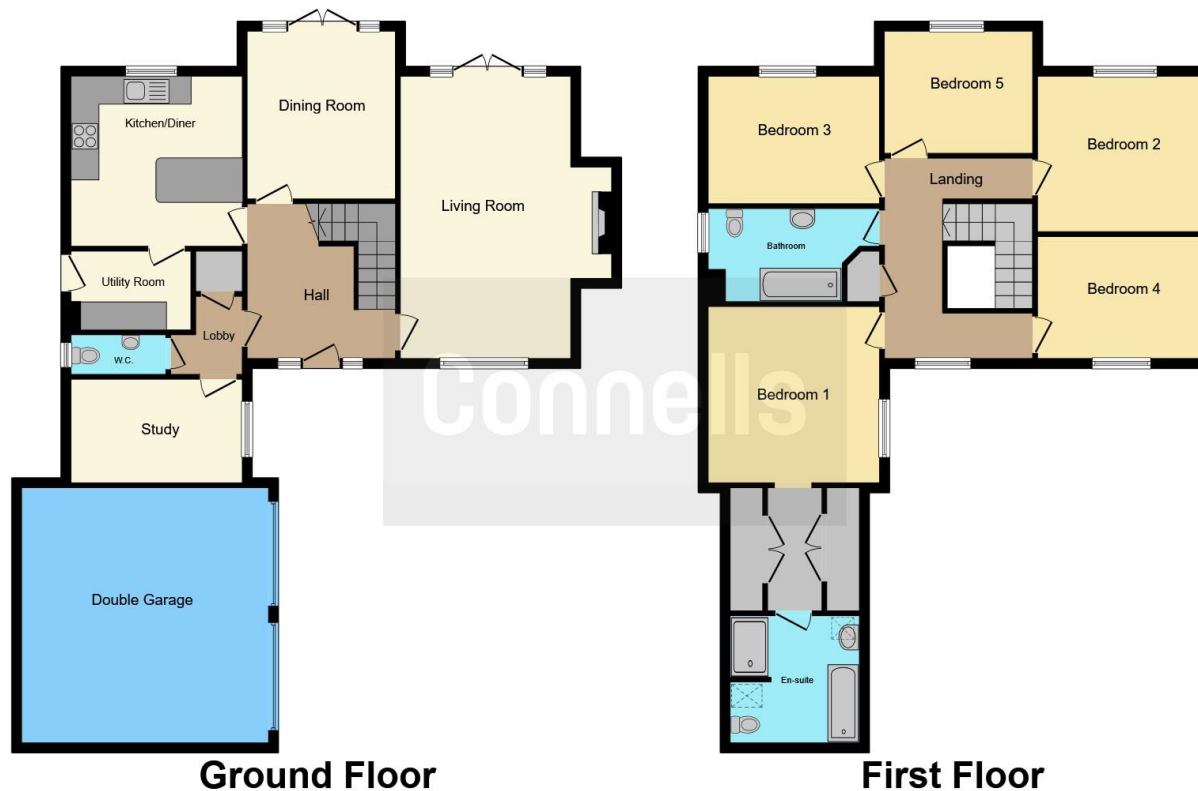
Double Garage And Parking

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









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 Council Tax
 Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306155



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN306155 - 0007