



Connells

Apley Way
Lower Cambourne



This spacious detached home offers a kitchen and utility with three further reception rooms. Four double bedrooms including two with ensuites and a family bathroom complete the upstairs accommodation. Wrap around garden, double garage and driveway.

Entrance Hall

Door to front, fitted mat, under stairs cupboard, radiator.

Cloakroom

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

Kitchen

12' 5" Max x 15' 9" (3.78m Max x 4.80m)

Window to 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, tiled splash back, space for fridge freezer, double electric eye level oven, gas hob, cooker hood, breakfast bar, tiled floor, radiator, French door to rear.

Utility Room

6' 7" Max x 7' 9" (2.01m Max x 2.36m)

Wall and base units, work surface, stainless steel sink and drainer, tiled splash back, plumbing for washing machine, space for tumble dryer, central heating boiler, tiled flooring, radiator, door to garden.

Dining Room

12' 10" x 11' Into Bay (3.91m x 3.35m Into Bay)

Bay window to front, double doors to hallway, radiator.

Lounge

14' 5" Max x 16' 5" (4.39m Max x 5.00m)

French doors to rear in bay, double doors to hallway, gas fireplace, two radiators.

Study

9' 10" Max x 8' 10" Max (3.00m Max x 2.69m Max)

Window to side, fitted desk, shelves and cupboard, radiator.



Landing

Window to front, stairs to entrance hall, loft access, airing cupboard, radiator.

Bedroom One

12' Max x 11' 8" (3.66m Max x 3.56m)

Window to rear, five door built in wardrobe, over bed storage and cupboard, radiator.

Ensuite

Window to side, double shower cubicle, wash and basin, WC, part tiled, extractor fan, radiator.

Bedroom Two

14' 11" Max x 12' 7" (4.55m Max x 3.84m)

Window to rear, five door fitted wardrobe, radiator.

Ensuite

Window to rear, shower cubicle, wash hand basin, WC, part tiled, extractor fan, radiator.

Bedroom Three

13' + Wardrobes x 10' 5" Into Bay (3.96m + Wardrobes x 3.17m Into Bay)

Bay window to front, television point, five door built in wardrobe, radiator.

Bedroom Four

12' 7" x 8' 8" + Wardrobes (3.84m x 2.64m + Wardrobes)

Window to side, five door built in wardrobe, radiator.

Bathroom

Window to rear, bath with mixer tap and shower over, folding screen, wash hand basin, WC, fully tiled, shaver point, extractor fan, storage cupboard, tiled flooring, radiator.

Front Garden

Gravelled area, gate to path.

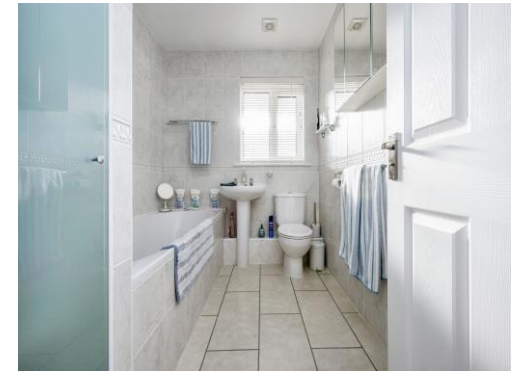
Rear Garden

Fence enclosed, raised patio area, laid to lawn, mature trees and plants, out side lights, two outside taps, door to garage, electric sockets, two gates to front.

Double Garage & Parking

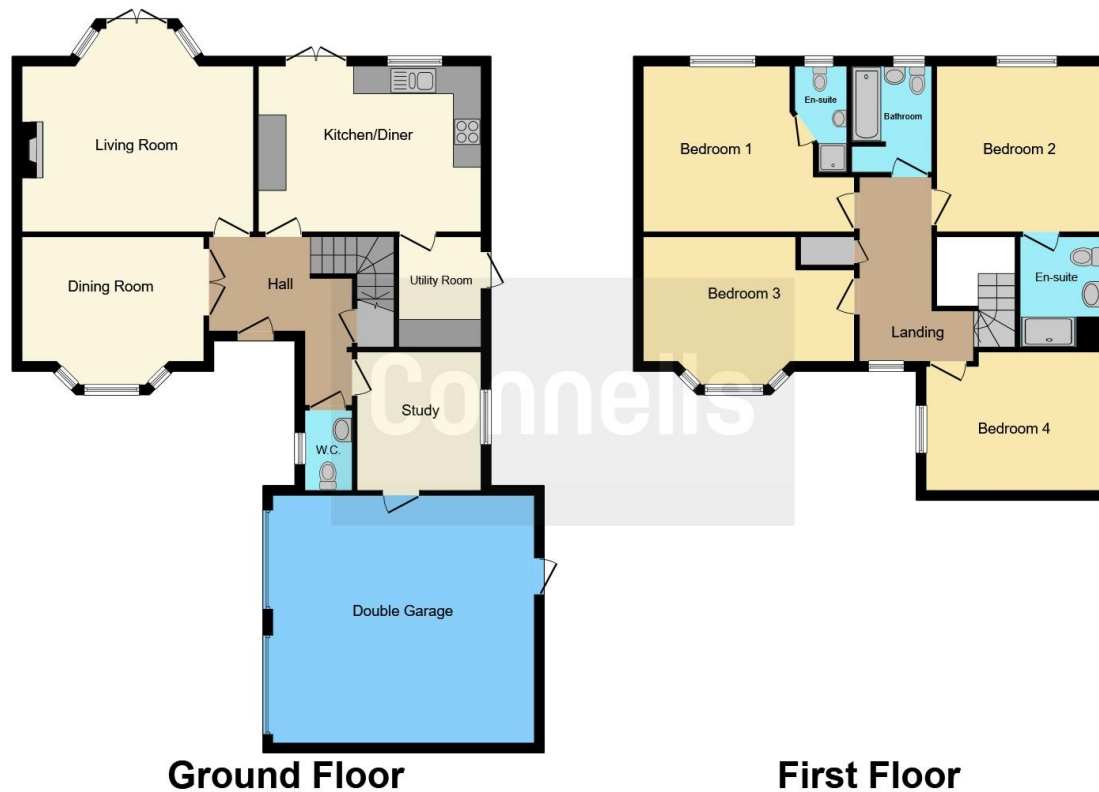
18' 2" x 18' 6" (5.54m x 5.64m)

Window to rear, two electric roller doors, door to study, light and power, parking for two cars 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

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EPC Rating: C

Tenure: Freehold

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