



**Connells**

Spitfire Road  
Upper Cambourne



Spitfire Road,  
Upper Cambourne, CB23 6FN

For Sale  
£475,000



**Detached family home boasting a 23ft kitchen/diner and sizeable lounge. French doors leading to the private rear garden which also benefits from a home office. Four bedrooms including Bedroom one with ensuite and a family bathroom. Single garage and driveway parking are a further benefit to this home**

#### Entrance Hall

Door to front, under stairs cupboard, tile flooring, shoe storage, radiator.

#### Cloakroom

Window to side, wash hand basin, WC, tiled splash back, central heating boiler, tiled flooring, radiator.

#### Kitchen/Diner

23' 4" Into Bay x 10' 4" ( 7.11m Into Bay x 3.15m )

Bay window to front, Gloss 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, double electric eye level oven, five burner gas hob, glass splash back, stainless steel cooker hood, integrated dishwasher and fridge/freezer, plumbing for washing machine, tiled flooring, television point, telephone point, two radiators.

#### Lounge

16' 8" Max x 17' 7" Max ( 5.08m Max x 5.36m Max )

Window to rear, French door to rear, two radiators.

#### Landing

Stairs to entrance hall, loft access, storage cupboard housing hot water tank.

#### Bedroom One

11' 8" Max x 15' 4" + Wardrobe ( 3.56m Max x 4.67m + Wardrobe )

Window to rear, triple built in wardrobe, radiator.

#### Ensuite

Shower cubicle, wash hand basin, WC, extractor fan, part tiled, spot lights, tiled flooring.



## Bedroom Two

20' 5" x 10' 7" ( 6.22m x 3.23m )

Windows to front and rear, loft access, two radiators, restricted head height.

## Bedroom Three

12' 1" x 10' 1" ( 3.68m x 3.07m )

Window to front, radiator.

## Bedroom Four

12' 1" Max x 7' 3" ( 3.68m Max x 2.21m )

Window to front, radiator.

## Bathroom

Bath with mix tap and shower over, glass screen, wash hand basin, WC, part tiled, fitted mirror, shaver point, extractor fan, tiled flooring.

## Rear Garden

Fence enclosed, patio area, laid to lawn, composite decking area, plated border, outside light and tap, door to garage, gated side patio with shed, gate to garden.

## Office

11' 11" x 9' ( 3.63m x 2.74m )

French door to front, two windows to front, spot lights, sockets.

## Garage And Parking

Single garage with up and over door, light and power, door to garden, EV charger, driveway parking for two cars.

## Agents Notes

Please ask regarding the solar panels



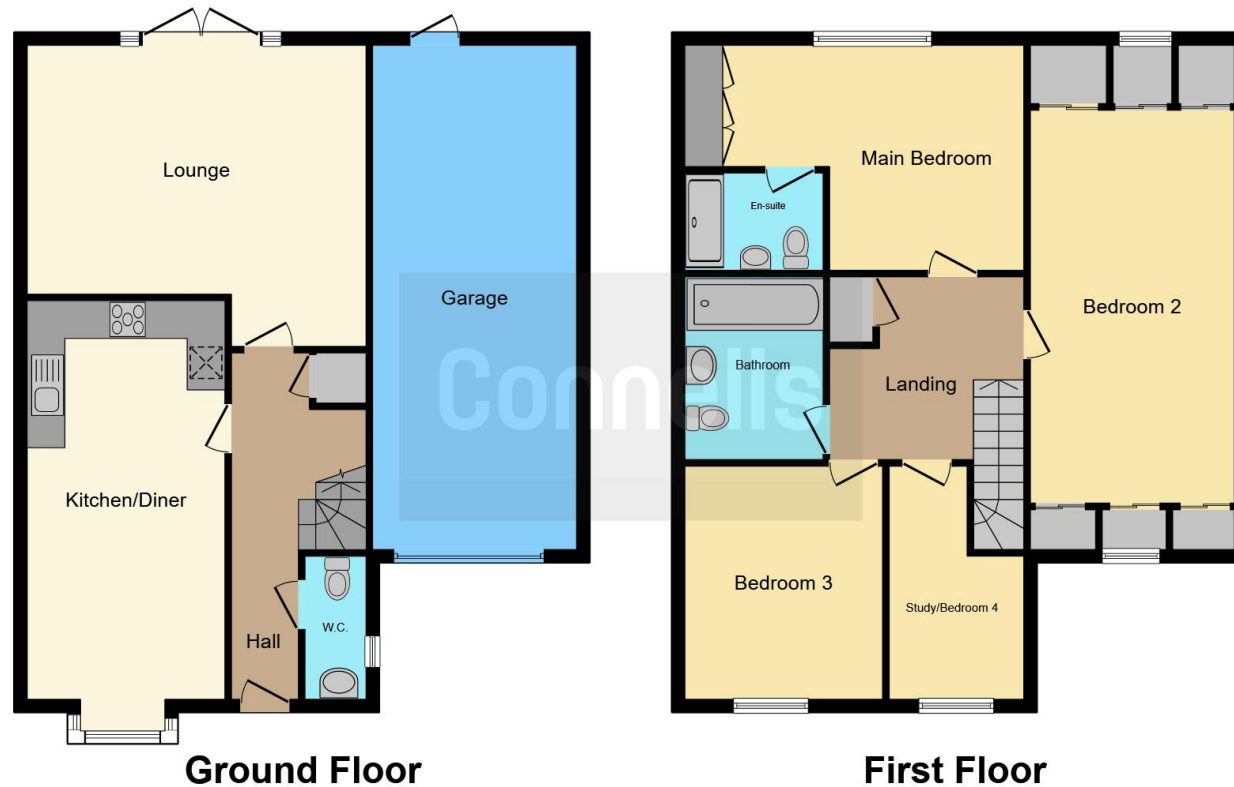












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Unit 2 Caxton House Broad Street Great Cambourne  
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**EPC Rating: B**

Tenure: Freehold

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