



**Connells**

Docwra Road  
Papworth Everard





Occupying an enviable location this established, four bedroom, detached home with double garage provides three reception rooms alongside a kitchen/breakfast room, conservatory and a refitted ensuite to master bedroom to accommodate a growing family.

### Entrance Hall

Door to front, understairs cupboard, hive heating, radiator.

### Cloakroom

Vanity wash hand basin, WC, part tiled, extractor fan, radiator.

### Kitchen/Breakfast Room

14' 9" x 9' 11" Max ( 4.50m x 3.02m Max )

Fitted kitchen with a range of wall and base units, worksurfaces over, one and a half bowl ceramic sink and drainer, Neff electric double oven, Neff gas hob, cooker hood, plumbing for dishwasher, integrated fridge, breakfast bar, window to rear, radiator.

### Utility Room

5' 8" Max x 4' 10" ( 1.73m Max x 1.47m )

Base units with worksurfaces over, wall cupboard, central heating boiler, plumbing for washing machine, stainless steel sink and drainer, tiled flooring, door to side.

### Dining Room

10' 6" x 10' ( 3.20m x 3.05m )

French door into conservatory, window to rear, radiator.

### Lounge

13' 11" + Bay Window x 10' 5" ( 4.24m + Bay Window x 3.17m )

Bay window to front, television points, electric fireplace, double doors to the dining room, two radiators.

### Study

10' 1" + Bay Window x 8' 1" Max ( 3.07m + Bay Window x 2.46m Max )

Bay window to front, telephone point, radiator.

### Conservatory

13' 8" x 7' 8" ( 4.17m x 2.34m )

French door to rear, two electric panel radiators, wall lights.

## Landing

Airing cupboard, loft access.

## Bedroom One

17' Max x 10' + Wardrobes ( 5.18m Max x 3.05m + Wardrobes )

Window to front, three built in double wardrobes, radiator.

## Ensuite

Window to front, shower cubicle, vanity wash hand basin, WC, extractor fan, shaver point, chrome heated towel rail.

## Bedroom Two

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

Window to rear, radiator.

## Bedroom Three

11' Max x 8' 1" ( 3.35m Max x 2.46m )

Window to rear, radiator.

## Bedroom Four

8' 11" x 8' 2" ( 2.72m x 2.49m )

Window to rear, radiator.

## Bathroom

Window to side, bath with shower over and glass shower screen, wash hand basin, WC, part tiled, extractor fan, radiator.

## Rear Garden

Mature planted garden, fence enclosed with gated access to front, shingle and paved paths and seating areas, laid to lawn, outside tap, nature ponds.

## Double Garage

18' 3" x 17' 1" ( 5.56m x 5.21m )

Two up and over doors, personnel door to rear garden, power and light.

## Parking

Driveway parking for three cars.



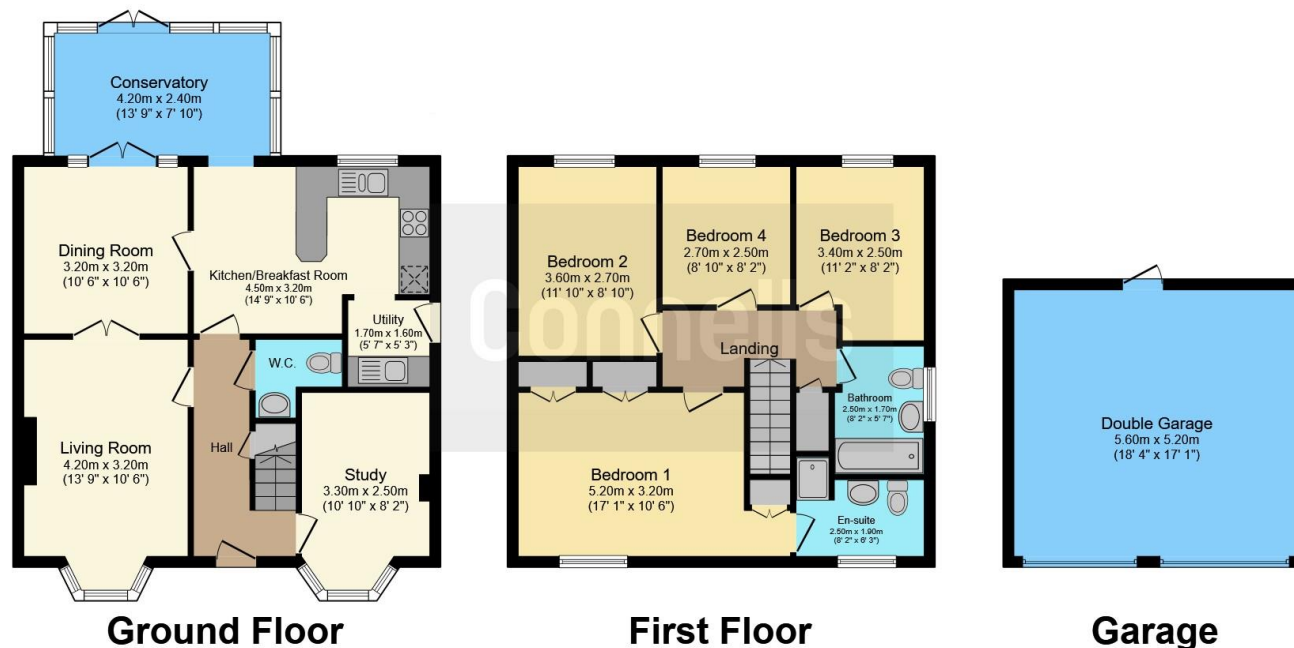












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 Band: E

Tenure: Freehold

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