



Connells

Orchard Way
Lower Cambourne



Set in a quiet location overlooking a green, close to the country park lies this home benefitting from kitchen and a separate dining room, first floor lounge, three double bedrooms including a master with refitted ensuite and a family bathroom. Enclosed rear garden, gated parking area and garage.

Entrance Hall

Door to front, radiator.

Cloakroom

Wash hand basin, WC, extractor fan, part tiled, radiator.

Kitchen

12' 4" x 9' 2" (3.76m x 2.79m)

Window to front, fitted kitchen with a range of wall and base units, complementary solid wood work surfaces, stainless steel sink with one and a half bowl and drainer, electric Range oven with seven burner gas hob, stainless steel splash back, cooker hood, space for fridge/freezer, plumbing for washing machine and dishwasher, part tiled, central heating boiler, radiator.

Dining Room

12' 5" Max x 12' 5" Max (3.78m Max x 3.78m Max)

Window to rear, under stairs cupboard, door to rear, radiator.

First Floor Landing

Stairs to entrance hall and second floor landing.

Lounge

16' 2" x 12' 5" (4.93m x 3.78m)

Two Juliet balconies to front, electric fireplace, television point, radiator.



Bedroom Three

12' 5" x 8' 9" (3.78m x 2.67m)

Two windows to rear, telephone point, radiator.

Bathroom

Bath with mixer tap, hand held shower and shower over, fully tiled, wash hand basin, WC, radiator.

Second Floor Landing

Loft access, airing cupboard, stairs to first floor landing.

Bedroom One

12' 5" Max x 9' 1" + Recess (3.78m Max x 2.77m + Recess)

Two windows to front with views towards country park, triple built in wardrobe, radiator.

Ensuite

Shower cubicle, vanity wash hand basin, WC, fully tiled, extractor fan, chrome heated towel rail.

Bedroom Two

12' 5" Max x 8' 9" (3.78m Max x 2.67m)

Two windows to rear, triple built in wardrobe, radiator.

Rear Garden

Patio area, planted borders, decking area, path to decking, outside light, gate to side, gravelled area.

Single Garage & Parking

Single garage with up and over door, two allocated tandem parking spaces with electric gated access.

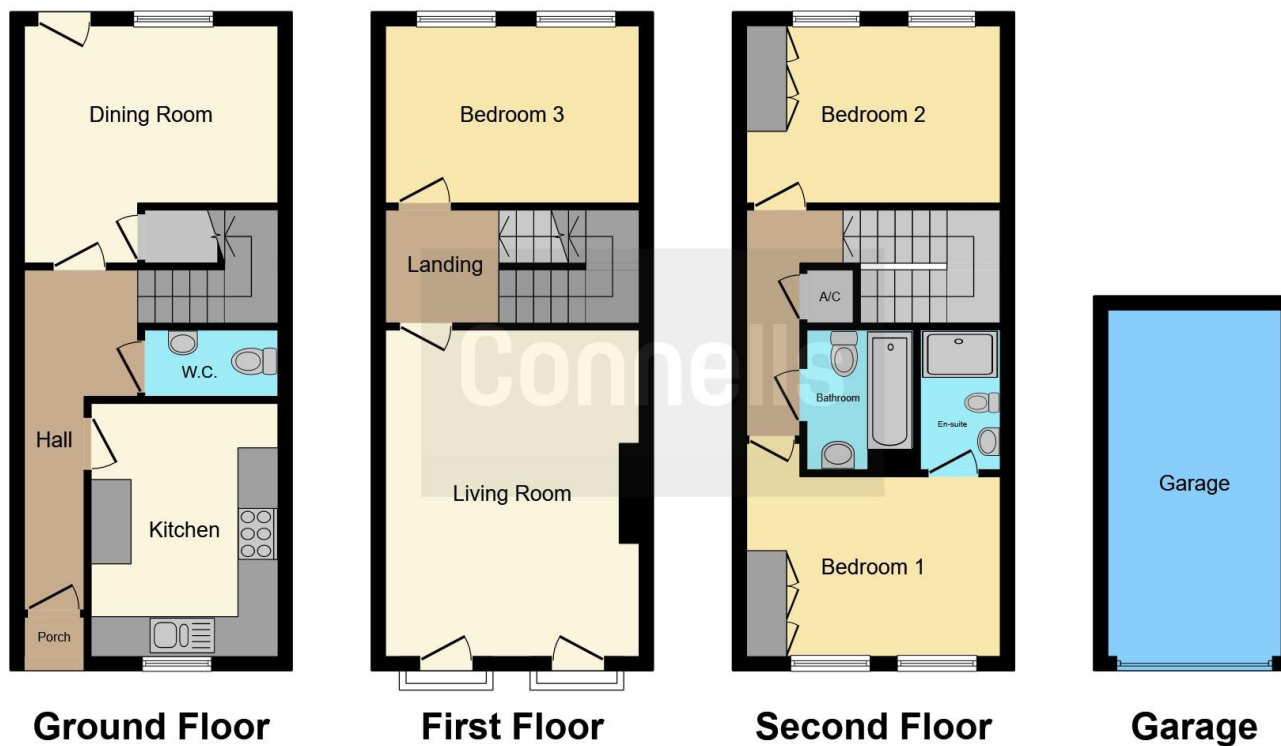
Agents Notes

This property has solar panels which have generated an income of £663 over the last year with Eon. Please ask regarding Management charge.









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

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EPC Rating: A

Tenure: Freehold

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