



**Connells**

Bullrush Lane  
Great Cambourne





Set in a sought after area in a quiet position lies this expansive family home. Boasting a refitted kitchen/breakfast room, three reception rooms, conservatory, four fantastic size bedrooms and refitted family bathroom. Driveway parking, private rear garden and single garage.

#### Entrance Hall

Door to front, stairs to entrance hall, under stairs cupboard, radiator.

#### Cloakroom

Window to front, corner wash hand basin, WC, part tiled, radiator.

#### Kitchen/Breakfast Room

14' 5" Max x 23' 10" Max ( 4.39m Max x 7.26m Max )

Window to side, Refitted kitchen with a range of wall and base units, complementary work surface, Inset sink with one and a half bowl and drainer, electric eye level oven, electric hob, stainless steel cooker hood, stainless steel splash back, integrated dishwasher, space for American fridge/freezer, tiled floor, French door to side.

#### Utility Room

6' 10" Max x 6' 9" Max ( 2.08m Max x 2.06m Max )

Wall and base units, work surface, stainless steel sink and drainer, plumbing for washing machine, space for drier, central heating boiler, radiator, door to rear.

#### Lounge

25' 5" Into Bay x 12' 7" ( 7.75m Into Bay x 3.84m )

Bay window to front, French door to rear, two radiators.

#### Snug

14' 4" Into Bay x 10' 8" ( 4.37m Into Bay x 3.25m )

Bay window to front, built in triple storage cupboard, radiator.

#### Study

9' 7" x 9' 1" Max ( 2.92m x 2.77m Max )

Window to rear, radiator.

#### Landing

Window to front, Galleried landing, stairs to entrance hall, two loft access, cupboard housing hot water tank, radiator.

## Bedroom One

22' 6" Max x 14' 6" Max ( 6.86m Max x 4.42m Max )

Window to side, Velux window to side, double built in wardrobe, triple built in wardrobe, telephone point, radiator.

## Ensuite

Refitted Ensuite with window to side, double shower cubicle, vanity wash hand basin, WC, fully tiled, extractor fan, shaver point, electric heater, heated towel rail.

## Bedroom Two

12' 11" + Wardrobe x 9' 8" ( 3.94m + Wardrobe x 2.95m )

Window to front, double built in wardrobe, radiator.

## Bedroom Three

12' 5" Max x 10' 11" ( 3.78m Max x 3.33m )

Window to rear, radiator.

## Bedroom Four

11' 10" + Wardrobe x 11' 2" ( 3.61m + Wardrobe x 3.40m )

Window to front, double built in wardrobe, radiator.

## Bathroom

Window to rear, bath with mix tap and shower over, glass screen, vanity wash hand basin, WC, extractor fan, electric heater, heated towel rail.

## Conservatory

16' 9" Max x 27' 9" ( 5.11m Max x 8.46m )

Seperate access from the front and rear garden, Brick and UPVC, windows to both sides, slide doors to garden, electric sockets, lights, door to drive, door to garage.

## Rear Garden

Brick and fence surround, patio area, laid to lawn, four raised beds, beds with mature trees, pergola, light, outside tap.

## Garage And Parking

Single garage with up and over door, light and power, door to conservatory, double driveway for four cars.

## Agents Notes

Ask regarding Solar Panels with water heating iBoost system, Planning permission in place to create a door from the living room to the conservatory.















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)

To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

Unit 2 Caxton House Broad Street Great Cambourne  
 CAMBRIDGE CB23 6JN

**EPC Rating: B**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/CBN306246](http://connells.co.uk/Property/CBN306246)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBN306246 - 0003