



Connells

Wattle Close  
Lower Cambourne





Set in a quiet position overlooking a green this home boasts a fantastic size, modern kitchen/breakfast area, conservatory and separate lounge. The further two floors boast four bedrooms including one with ensuite and two bathrooms. Sizeable rear garden, partially converted garage and ample parking.

#### Entrance Hall

Door to front, stairs to first floor landing , two cupboards, radiator.

#### Cloakroom

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

#### Kitchen/Breakfast Room

20' 8" x 9' 1" Max ( 6.30m x 2.77m Max )

Window to rear, fitted kitchen with Gloss 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, stainless steel cooker hood, integrated dishwasher and fridge/freezer, plumbing for washing machine, central heating boiler in cupboard, tiled flooring, radiator.

#### Conservatory

11' 8" Max x 9' 11" ( 3.56m Max x 3.02m )

French door to side, windows to rear and side, electric radiator, tiled flooring,

#### Lounge

16' 8" Into Bay x 10' 10" Max ( 5.08m Into Bay x 3.30m Max )

Bay window to front, gas fireplace, telephone point, television point, two radiators.

#### First Floor Landing

Stairs to entrance hall and second floor accommodation.

#### Bedroom Two

13' 3" Into Bay x 10' 9" Max ( 4.04m Into Bay x 3.28m Max )

Bay window to front, two double fitted wardrobes, radiator.

#### Ensuite

Shower cubicle, wash hand basin, WC, part tiled, extractor fan, radiator.

### Bedroom Three

11' 9" x 9' 2" Max ( 3.58m x 2.79m Max )

Window to rear, radiator.

### Bedroom Four

9' 1" x 8' 8" ( 2.77m x 2.64m )

Window to rear, radiator.

### Bathroom

Two windows to front, shower cubicle, bath with mix tap and hand held shower, vanity wash hand basin, WC, extractor fan, part tiled, radiator.

### Second Floor Landing

Velux window to rear, stairs to first landing, cupboard housing hot water tank, radiator.

### Bedroom One

11' 5" Max x 11' + Wardrobe ( 3.48m Max x 3.35m + Wardrobe )

Two velux windows to rear, loft access, five door built in wardrobe, radiator, restricted head height.

### Shower Room

Window to front, double shower cubicle, vanity wash hand basin, WC, part tiled, restricted head height.

### Front Garden

Path to door , pebbles frontage, gate to driveway.

### Rear Garden

Fence and wall enclosed, patio area, laid to lawn, pergola, raised beds, planted borders, outside tap and light, gravelled area, gate to side.

### Part Converted Garage

8' 8" x 7' 8" ( 2.64m x 2.34m )

Part converted garage with light and power, up and over door, window to side, door to converted section.

### Converted Section

9' 6" x 8' 4" ( 2.90m x 2.54m )

Window to side, electric sockets, door to storage section.

### Parking

Ample driveway parking, gated drive.















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

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

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 Band: E

Tenure: Freehold

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