



Connells

Wattle Close
Lower Cambourne

Wattle Close, Lower Cambourne, CB23 6BU

**For Sale Guide Price
£500,000 - £515,000**



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.









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

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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