



**Connells**

Cheere Way  
Papworth Everard



Cheere Way,  
Papworth Everard, CB23 3NZ

For Sale Guide Price  
**£450,000 - £465,000**



Sit on an generous plot at the end of a cul-de-sac lies this home benefitting from open plan kitchen dining area leading through to a conservatory and double doors to the lounge. Four bedrooms including master bedroom with ensuite, garage and ample driveway parking.

### Entrance Hall

Door to front, under stairs cupboard, stairs to landing, radiator.

### Cloakroom

Window to side, wash hand basin, WC, tiled splash back, extractor fan, radiator.

### Kitchen

15' Max x 9' 10" ( 4.57m Max x 3.00m )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface, sink with one and a half bowl and drainer, tiled splash back, Range master oven with gas hob, stainless steel cooker hood, plumbing for dishwasher, space for fridge/freezer, breakfast bar, central heating boiler, tiled flooring, radiator.

### Utility Room

10' 6" Max x 6' 9" ( 3.20m Max x 2.06m )

Window to rear, skylite window to rear, wall and base units, work surface, built in cupboard and shelves, space for tumble drier, plumbing for washing machine, loft access, door to rear, radiator.

### Dining Room

11' 8" x 9' 10" Max ( 3.56m x 3.00m Max )

Bifolds to side, radiator.

### Lounge

16' 11" + Bay x 11' 1" Max ( 5.16m + Bay x 3.38m Max )

Bay window to front, two radiators.

### Conservatory

16' 2" Max x 8' 8" Max ( 4.93m Max x 2.64m Max )

Windows to side and rear, warm roof, french door to side, spot lights, restricted head height, radiator.

## Landing

Stairs to entrance hall. loft access, airing cupboard.

## Bedroom One

13' 6" x 11' 1" Max ( 4.11m x 3.38m Max )

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

## Ensuite

Window to side, shower cubicle, wash hand basin, WC, shaver point, extractor fan, part tiled, chrome heated towel rail.

## Bedroom Two

12' 10" Max x 11' ( 3.91m Max x 3.35m )

Window to rear, two double built in wardrobes, radiator.

## Bedroom Three

15' 3" x 10' 4" ( 4.65m x 3.15m )

Windows to front and side, restricted head height, radiator.

## Bedroom Four

10' 2" Max x 8' ( 3.10m Max x 2.44m )

Window to front, radiator.

## Bathroom

Window to rear, shower cubicle, bath with mix taps and hand held shower, wash hand basin, WC, extractor fan, part tiled, chrome heated towel rail.

## Rear Garden

Corner plot, wrap around garden, raised decking area, patio area, laid to lawn, mature tree, gated access to both sides.

## Garage And Parking

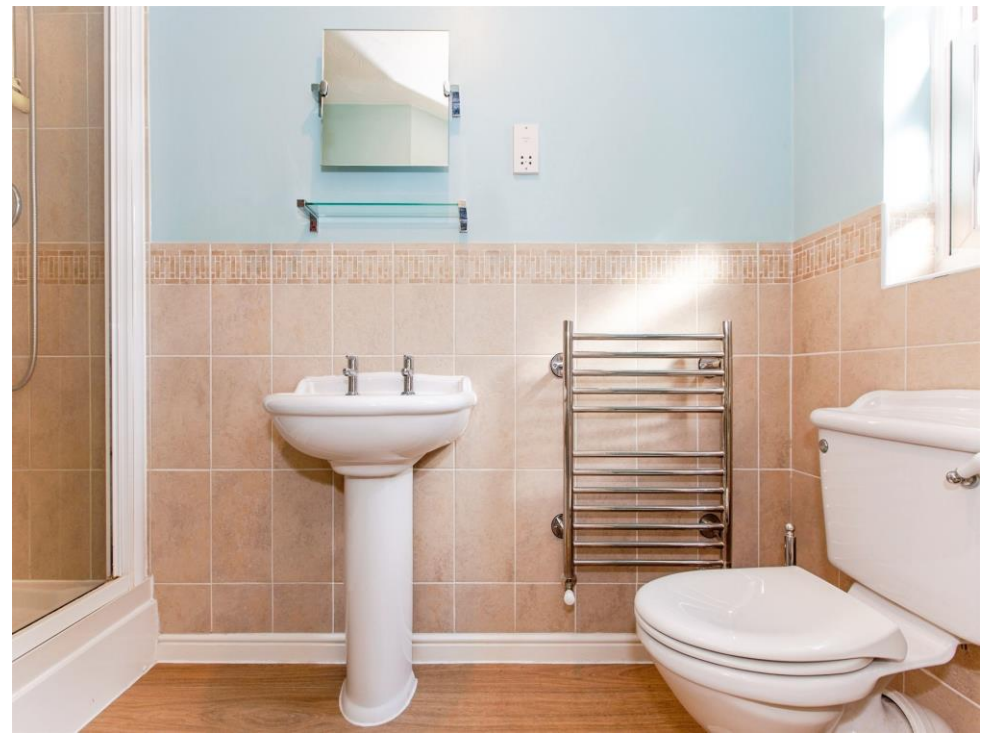
Single garage with up and over door, power and light, carport, ample driveway spaces.

## Agents Notes

This property has previously had an insurance claim for subsidence which has been resolved.



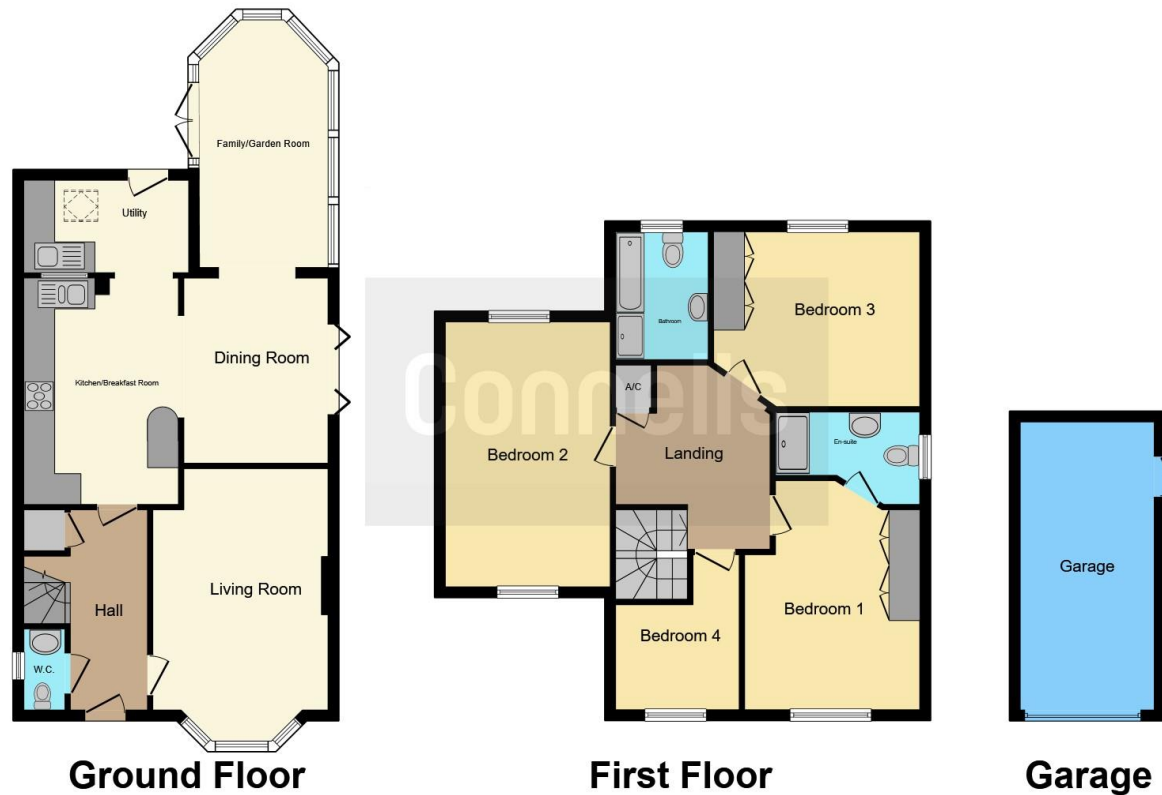












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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