



Connells

Cherry Court
Lower Cambourne



This renovated townhouse now offers a generous ground floor including a gloss kitchen/diner, lounge with bay window & modern uplighting & separate study/family room. Three double bedrooms & a refitted family bathroom & ensuite make this the ideal family home you can move straight into.

Entrance Porch

Door to front, tiled flooring, radiator.

Inner Hall

Stairs to first floor landing, storage cupboard.

Cloakroom

Wash hand basin, WC, tiled splash back, extractor fan, tiled flooring, radiator.

Study

16' 10" Max x 11' 9" Max (5.13m Max x 3.58m Max)

Window to front, door to rear, loft access, feature LED lighting, radiator.

Lounge

12' 6" + Bay x 12' 2" Max (3.81m + Bay x 3.71m Max)

Bay window to front, feature LED lighting, radiator.

Dining Room

9' 5" x 8' 1" (2.87m x 2.46m)

French doors to rear, tiled flooring, radiator.

Kitchen

12' 10" Max x 7' Max (3.91m Max x 2.13m Max)

Window to front, fitted kitchen with a range of gloss wall and base units, complementary work surface and up stands, stainless steel sink with one and a half bowl and drainer, oven, gas hob, stainless steel cooker hood, stainless steel splash back, plumbing for dishwasher and washing machine, space for tumble dryer, tiled flooring central heating boiler.

First Floor Landing

Window to side with shutters, stairs to second floor landing,

Bedroom Two

13' 6" + Wardrobe x 10' 1" Max (4.11m + Wardrobe x 3.07m Max)

Two windows to front, with shutters, fitted wardrobes, two radiators.

Bedroom Three

15' 6" Max x 9' 1" (4.72m Max x 2.77m)

Two windows to rear, built in wardrobes, radiator.

Bathroom

Bath with mixer taps and shower over, vanity wash hand basin, WC, part tiled, shaver point, extractor fan, chrome heated towel rail.

Second Floor Landing

Door to

Bedroom One

11' 9" into Dormer x 11' 6" + Recess (3.58m into Dormer x 3.51m + Recess)

Dormer window to front, loft access, radiator.

Dressing Room

60' 4" Max x 3' 2" (18.39m Max x 0.97m)

Clothes pole, shelves, light, access to eaves.

Ensuite

Velux window to rear, shower cubicle, wash hand basin, WC, shaver point, extractor fan, access to eaves, part tiled, chrome heated towel rail, restricted head height.

Front Garden

Shingled front garden path to front door and mature hedge.

Rear Garden

Fence enclosed with patio, laid to lawn, shed, outside light, outside tap.

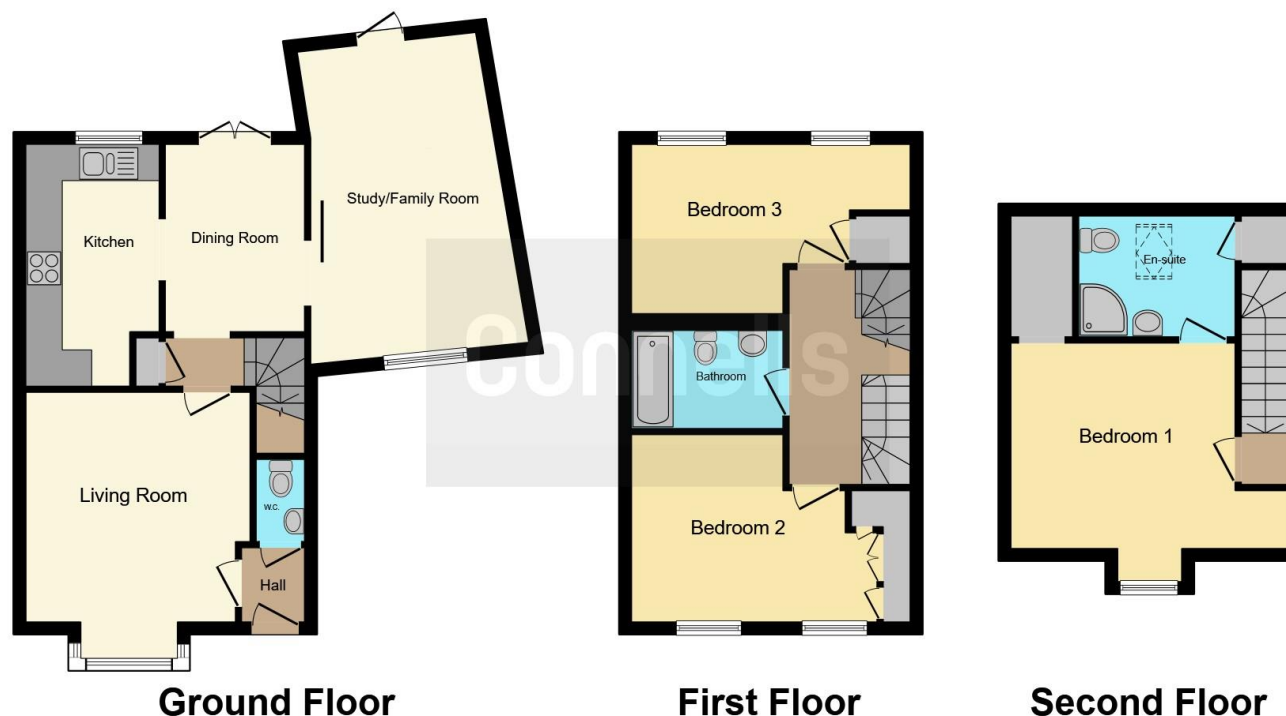
Parking

Driveway for one car,









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: Awaited
 Council Tax Band: D

Tenure: Freehold

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