



**Connells**

Vickers Way  
Upper Cambourne



Vickers Way,  
Upper Cambourne, CB23 6EP

For Sale Guide Price  
**£580,000 - £600,000**



**Stunning 5-bed detached home in Upper Cambourne set over three floors. Featuring 27ft kitchen/diner, lounge, study and conservatory. Master with ensuite four further bedrooms and two bathrooms. Generous garden, double driveway and part converted double garage.**

### Entrance Hall

Door to front, under stairs cupboard, radiator.

### Cloakroom

Wash hand basin, WC, part tiled, extractor fan, radiator.

### Kitchen/Dining /Family Room

27' 2" Max x 15' 10" Max ( 8.28m Max x 4.83m Max )

Window to rear, Gloss fitted kitchen with a range of wall and base units, complementary work surface and up stands, stainless steel sink with one and a half bowl and drainer, double electric eye level oven, electric hob, stainless steel cooker hood, integrated dishwasher and fridge/freezer, integrated microwave, french door to rear garden, french door to conservatory, two radiators.

### Utility Room

6' 11" Max x 6' 1" ( 2.11m Max x 1.85m )

Base units, work surface and up stands, cupboard housing central heating boiler, stainless steel sink and drainer, integrated washing machine, door to side.

### Lounge

18' 4" Into bay x 12' 2" ( 5.59m Into bay x 3.71m )

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

### Study

9' 9" x 7' 1" ( 2.97m x 2.16m )

Full length window to front, radiator.

### Conservatory

10' Max x 10' 1" Max ( 3.05m Max x 3.07m Max )

Windows to side and rear, door to side, wall lights.

### First Floor Landing

Window to front, stairs to second floor landing and entrance hall, cupboard housing hot water tank.

## Bedroom One

14' 11" x 12' 5" ( 4.55m x 3.78m )

Window to rear, television point, radiator.

## Ensuite

Window to rear, bath with mix tap and hand held shower, double shower cubicle, wash hand basin, WC, fully tiled, extractor fan.

## Bedroom Five

12' 5" x 9' 7" ( 3.78m x 2.92m )

Window to front, radiator.

## Bedroom Four

14' 9" Max x 10' ( 4.50m Max x 3.05m )

Window to front, radiator.

## Bathroom

Window to rear, bath with mix taps, hand held shower, double shower cubicle, wash hand basin, WC, fully tiled, extractor fan.

## Second Floor Landing

Stairs to first floor landing, loft access.

## Bedroom Two

16' 4" Max x 12' 5" ( 4.98m Max x 3.78m )

Window to front, keylite window to rear, restricted head height, two radiators.

## Bedroom Three

16' 3" Max x 10' 2" ( 4.95m Max x 3.10m )

Window to front, keylite window to rear, two radiators, restricted head height.

## Bathroom

Keylite window to rear, bath with mix tap and hand held shower, wash hand basin, WC, part tiled, extractor fan, radiator, restricted head height.

## Rear Garden

Fence enclosed, patio area, laid to lawn, planted borders, door to garage, outside tap and light, shed, gate to front.

## Double Garage And Parking

19' 3" x 17' 3" ( 5.87m x 5.26m )

Double garage with two up and over doors, door to garden, part converted with stud wall and loft access to provide storage, light and power, door to garden, driveway parking to two cars.















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

EPC Rating: B      Council Tax  
 Band: F

Tenure: Freehold

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