



Connells

Sheepfold Lane
Cambourne



A modern three-bedroom link-detached home in West Cambourne. Built in 2023 featuring kitchen/diner, lounge, WC, family bathroom & ensuite to main bedroom. A stylish space ideal for families or first-time buyers.

Entrance Hall

Door to front, cupboard housing solar panel controls, stairs to landing, radiator.

Cloakroom

Wash hand basin with mixer tap, WC, extractor fan, part tiled, radiator.

Kitchen/Diner

15' 9" Max x 13' 1" Max (4.80m Max x 3.99m Max)

Gloss wall and base units, work surfaces, stainless steel sink and drainer, double electric eye level oven, induction hob, glass splash back, stainless steel cooker hood, integrated washing machine, dishwasher and fridge freezer, plinth lights, under stairs storage cupboard, French door to rear garden, window to rear.

Lounge

13' 10" Max x 12' 4" Max (4.22m Max x 3.76m Max)

Two windows to front, TV point, thermostat, glazed doors to hallway and kitchen, radiator.

Landing

Stairs to entrance hall, loft access, radiator.



Bedroom One

12' 3" Max x 11' 2" Max (3.73m Max x 3.40m Max)

Two windows to front, TV point, radiator.

Ensuite

Shower cubicle, wash hand basin, WC, fully tiled, chrome heated towel rail, extractor fan, spotlights window to front.

Bedroom Two

10' 10" x 10' 9" Max (3.30m x 3.28m Max)

Window to rear, double fitted wardrobe, radiator.

Bedroom Three

10' + Wardrobe x 6' 8" (3.05m + Wardrobe x 2.03m)

Window to rear, double built in wardrobe, radiator.

Bathroom

Bath with shower over and glass screen, wash band basin, WC, spotlights, extractor fan, fully tiled, tiled flooring, chrome heated towel rail.

Rear Garden

Fence and wall enclosed, gate to driveway, patio area, laid to lawn, tap.

Garage And Parking

Single garage with up and over door, light and power, rafter storage, three spaces on the driveway including one under the car port.

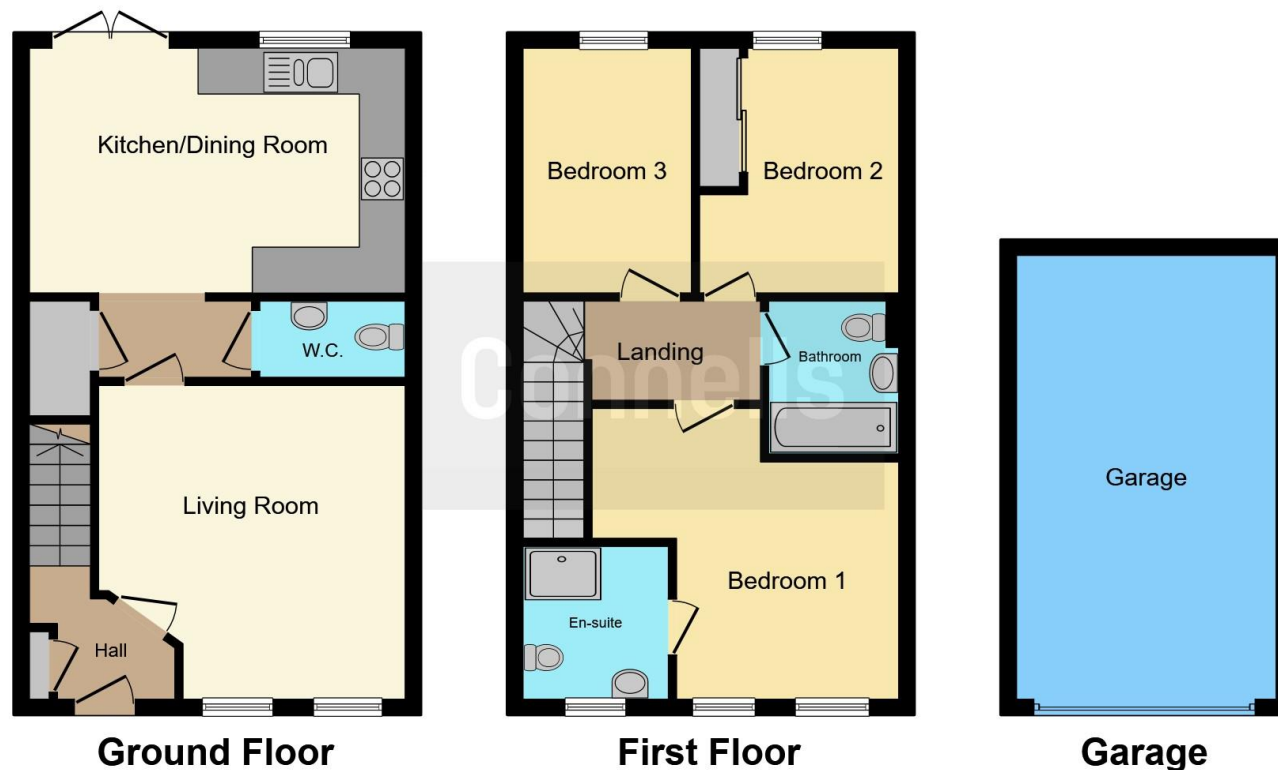
Agents Notes

Buyers should be made aware that limited information will be available with regards to Property Information Form enquiries.









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To view this property please contact Connells on

T 01954 714900
E cambourne@connells.co.uk

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 CAMBRIDGE CB23 6JN

EPC Rating: A Council Tax
 Band: D

Tenure: Freehold

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