



Connells

Merle Way
Lower Cambourne



Set in Lower Cambourne lies this beautifully presented home benefitting from a refitted kitchen, dining room and separate lounge. Three bedrooms including master with refitted ensuite and family bathroom. Fantastic size, landscaped garden, carport parking and an allocated space complete this home.

Entrance Hall

Door to front, storage cupboard, stairs to landing.

Cloakroom

Window to front with fitted shutters, wash hand basin, WC, tiled splash back, radiator.

Refitted Kitchen

11' 3" x 10' 1" Max (3.43m x 3.07m Max)

Window to rear, refitted kitchen with a range of wall and base units, complementary work surface, one and a half bowl and drainer, electric oven, gas hob, glass splash back, stainless steel cooker hood, integrated dishwasher, washing machine and fridge/freezer, door to rear, radiator.

Dining Room

9' 9" x 8' 11" Max (2.97m x 2.72m Max)

French doors to rear, radiator.

Lounge

10' 8" Max x 14' 4" (3.25m Max x 4.37m)

Window to front with fitted cafe style shutters, window to side, fireplace, two radiators.

Landing

Stairs to entrance hall, loft access.



Bedroom One

11' 4" x 10' 8" (3.45m x 3.25m)

Window to front, restricted head height, radiator.

Refitted Ensuite

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

Bedroom Two

11' 5" Max x 9' 6" Max (3.48m Max x 2.90m Max)

Window to rear, triple fitted wardrobe, radiator.

Bedroom Three

9' 5" x 9' 1" (2.87m x 2.77m)

Window to rear, radiator.

Bathroom

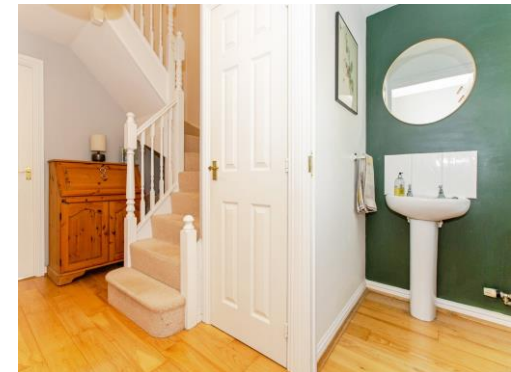
Window to front with fitted shutters, bath with mixer taps and shower over, wash hand basin, WC, part tiled, cupboard housing central heating boiler, extractor fan, restricted head height, radiator.

Rear Garden

Fence enclosed, gravelled area with patio, laid to lawn, planted beds, mature trees and hedges, outside tap and light, shed, gate to front and rear.

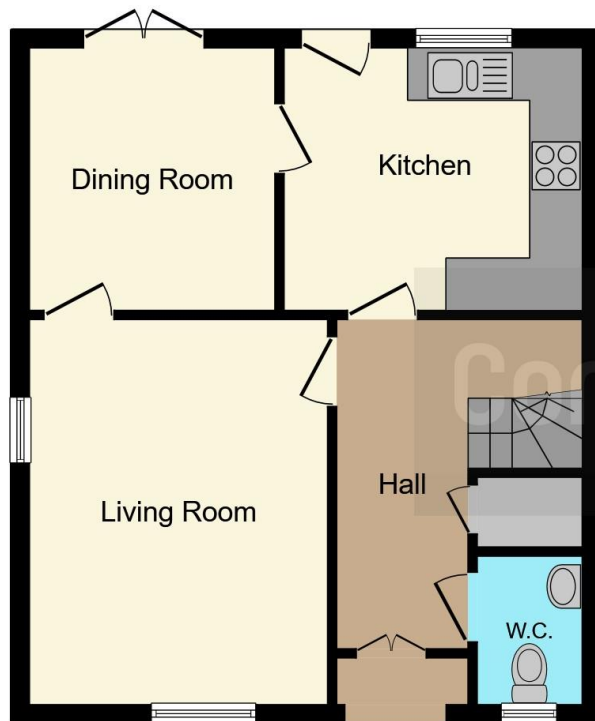
Carport And Parking

Carport to rear with one allocated and one shared space.

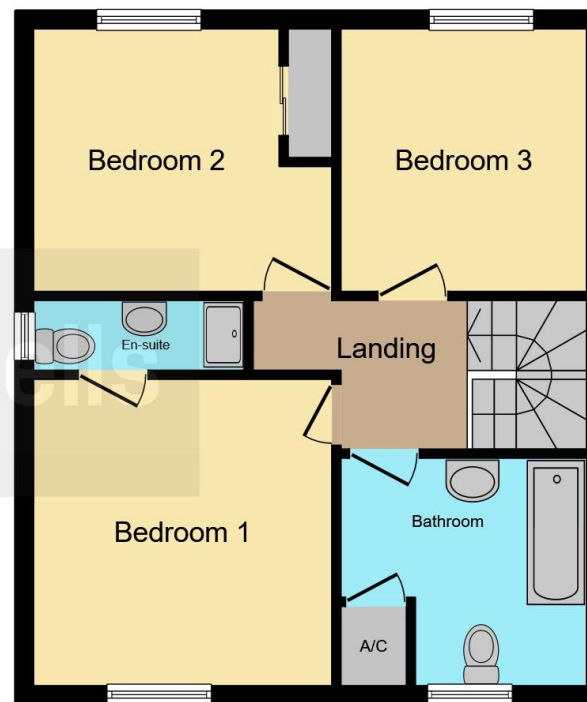








Ground Floor



First Floor

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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