



**Connells**

Sterling Way  
Upper Cambourne



Set back from the road this home benefits from kitchen, lounge and a separate conservatory opening to the rear garden. Three bedrooms including bedroom one with ensuite and a family bathroom. Allocated parking for up to three cars to the rear completes this home.

### Entrance Hall

Door to front, tiled flooring, telephone point, stairs to landing, under stairs cupboard, radiator.

### Cloakroom

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

### Kitchen

11' 3" x 10' Max ( 3.43m x 3.05m Max )

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

### Lounge

15' 6" x 12' 2" ( 4.72m x 3.71m )

French doors to conservatory, television point, radiator.

### Conservatory

10' 3" x 9' ( 3.12m x 2.74m )

French door to rear, windows to side and rear, fitted blinds, wall lights.

## Landing

Stairs to entrance hall, loft access.

## Bedroom One

10' 10" Max x 9' 10" + Wardrobe ( 3.30m Max x 3.00m + Wardrobe )

Window to front, double built in wardrobe with slide mirror doors, television point, radiator.

## Ensuite

Window to front, shower cubicle, wash hand basin, WC, extractor fan, part tiled, spot lights, tiled flooring, radiator.

## Bedroom Two

10' 11" x 8' 7" ( 3.33m x 2.62m )

Window to rear, radiator.



## Bedroom Three

10' 11" + Wardrobe x 6' 7" ( 3.33m + Wardrobe x 2.01m )

Window to rear, double built in wardrobe, radiator.



## Bathroom

Bath with mix tap and shower over, wash hand basin, WC, tiled flooring, extractor fan, part tiled, radiator, tiled flooring.

## Rear Garden

Fence enclosed, patio, artificial grass, stone border, outside tap, shed, gate to rear.

## Parking

Allocated parking for up to three cars.







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Band: C

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Property Ref: CBN306242 - 0007