



Connells

Crow Hill Lane
Great Cambourne



Set in a quiet position this beautifully presented, spacious home benefitting from refitted kitchen, dining area, lounge, garden room, three double bedrooms including master with refitted ensuite and family bathroom. Private and mature rear garden, garage and parking complete this desirable home.

Entrance Hall

Door to front, stairs to landing, radiator.

Cloakroom

Refitted with Vanity wash hand basin, w/c, tiled splashback, extractor fan, radiator.

Kitchen Area

11' 7" x 9' 2" Max (3.53m x 2.79m Max)

Refitted kitchen with wall and base units, worksurfaces, breakfast bar, sink and drainer, electric eye level oven, gas hob, stainless steel cooker hood, tiled splashback, integrated dishwasher, space for fridge/freezer, opening onto the dining area, two windows to rear, radiator.

Utility Room

5' 4" x 5' 4" Max (1.63m x 1.63m Max)

Refitted with wall and base units, worksurfaces, plumbing for washing machine, tiled splashback, central heating boiler, radiator, door to side.

Dining Area

11' 10" x 7' 10" (3.61m x 2.39m)

Opening to kitchen area and garden room, radiator.

Garden Room

12' 8" Max x 8' 10" (3.86m Max x 2.69m)

Window to rear, French doors to side, opening to dining area, radiator.

Living Room

12' 8" + Bay x 10' 5" (3.86m + Bay x 3.17m)

Bay window to front, window to side, gas fire with oak surround, two radiators.

Landing

Stairs to entrance hall, loft access, airing cupboard.

Bedroom One

14' 6" Max x 19' 5" Max (4.42m Max x 5.92m Max)

Windows to front and side, triple built in wardrobe, single built in wardrobe, two radiators.

Ensuite

Refitted with double shower cubicle, vanity wash hand basin, W/C, chrome heated towel rail, vanity mirror with lights and shaver point, fully tiled, window to side.

Bedroom Two

11' 3" x 10' 3" + Wardrobes (3.43m x 3.12m + Wardrobes)

Window to rear, double built in wardrobe, radiator.

Bedroom Three

10' x 8' 11" (3.05m x 2.72m)

Window to front, radiator.

Bathroom

Refitted with bath with a mixer tap and shower over, glass screen, vanity wash hand basin, W/C, vanity mirror with light and shaver point, part tiled, extractor fan, chrome heated towel rail, window to rear.

Front Garden

Paved and gravelled feature area, pathway to front door, mature plants and hedges, light.

Rear Garden

Private garden, fence and wall enclosed, gate to front, paved, mature trees and hedges, planted borders, two taps, light.

Garage And Parking

Single garage with up and over door, light and power, space for two cars on the driveway.









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: Awaiting
 Council Tax Band: D

Tenure: Freehold

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