



**Connells**

Mayfield Way  
Great Cambourne



Set in a cul-de-sac position lies this double fronted home hosts kitchen/breakfast room, lounge and conservatory. Three bedrooms including master with refitted ensuite and family bathroom. Outside offers converted garage offering two rooms, enclosed garden with summer house and allocated parking.

#### Entrance Hall

Door to front, under stairs storage, stairs to entrance hall, radiator.

#### Cloakroom

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

#### Kitchen

13' 9" x 7' 10" ( 4.19m x 2.39m )

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

#### Lounge

13' 10" Max x 12' 5" Max ( 4.22m Max x 3.78m Max )

Window to front, television point, radiator.

#### Conservatory

7' 5" x 12' 1" ( 2.26m x 3.68m )

French door to rear, window to side, tiled flooring.

#### Landing

Stairs to entrance hall, loft access.



## Bedroom One

11' 7" + Wardrobe x 8' 3" + Wardrobe ( 3.53m + Wardrobe x 2.51m + Wardrobe )

Window to front, double built in wardrobe, triple built in wardrobe with slide doors, radiator.

## Refitted Ensuite

Corner shower, vanity wash hand basin, WC, part tiled, extractor fan, shaver point, chrome heated towel rail, spot lights.

## Bedroom Two

11' 8" Max x 7' 5" ( 3.56m Max x 2.26m )

Window to front, double fitted wardrobe, radiator.

## Bedroom Three

8' x 6' 2" ( 2.44m x 1.88m )

Window to side, radiator.

## Bathroom

Window to front, bath with mixer tap and shower over, glass screen, wash hand basin, WC, part tiled, shaver point, extractor fan, spot lights, radiator.

## Rear Garden

Fence enclosed, patio area, laid to lawn, planted borders, access to garage conversion, fenced gravelled area with access to summer house, gate to side.

## Garage Conversion 1st Section

8' 6" Max x 9' 8" ( 2.59m Max x 2.95m )

French door to garden, door to second section, loft access, electric radiator.

## Garage Conversion 2nd Section

7' 10" x 6' 10" ( 2.39m x 2.08m )

Window to front, door to first section, electric radiator.

## Parking

Allocated parking for one car.

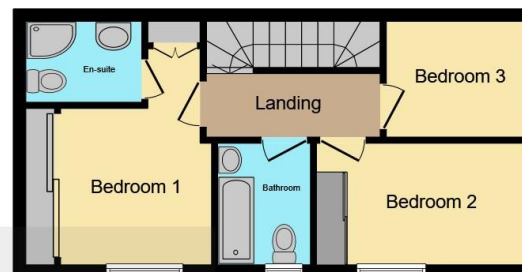








**Ground Floor**



**First Floor**



**Outbuilding**

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Unit 2 Caxton House Broad Street Great Cambourne  
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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

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