



**Connells**

Welkin Way  
Upper Cambourne





Set back from the road overlooking a green area lies this open plan style home benefitting from a modern kitchen/family area, French doors to the rear garden also providing access to the parking through the gate. Two double bedrooms including master with ensuite and second with built in wardrobe.

### Entrance Hall

Door to front, double cupboard with plumbing for washing machine and central heating boiler.

### Cloakroom

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

### Kitchen/Dining /Family Area

22' 1" x 13' 1" Max ( 6.73m x 3.99m Max )

Window to rear, 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, double electric oven, gas hob, stainless steel cooker hood, stainless steel splash back, integrated fridge/freezer and dishwasher, extractor fan, telephone point, stairs to landing , french door to rear, radiator.

### Landing

Stairs to kitchen/family area, loft access, radiator .



## Bedroom One

10' 3" x 9' 10" ( 3.12m x 3.00m )

Window to rear, telephone point, television point, radiator.

## Ensuite

Window to rear, shower cubicle , wash hand basin, WC, extractor fan, part tiled, radiator.

## Bedroom Two

11' 3" + Wardrobe x 8' 3" ( 3.43m + Wardrobe x 2.51m )

Window to front, double built in wardrobe with slide mirrored door, radiator.

## Bathroom

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

## Rear Garden

Fence enclosed, patio area, laid to lawn, water butt, gate to rear, tap and outside light, shed.

## Parking

Two allocated parking spaces to rear.



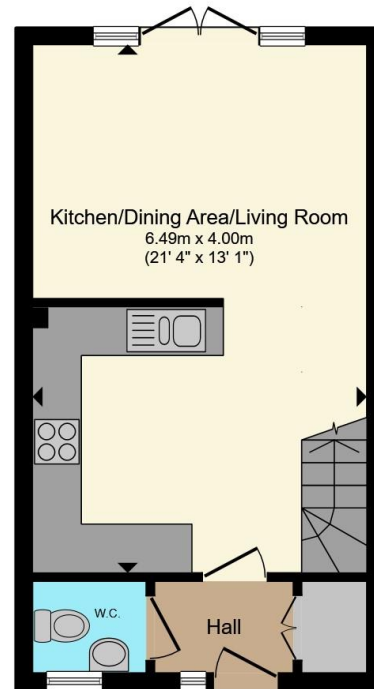




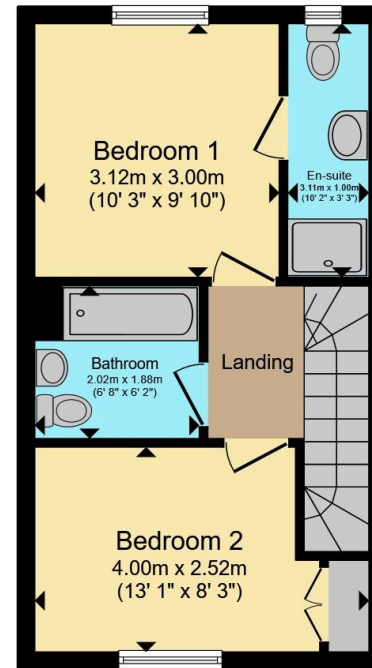








**Ground Floor**



**First Floor**

Total floor area 63.3 m<sup>2</sup> (681 sq.ft.) approx

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**Connells**

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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Property Ref: CBN306542 - 0002