



Connells

Greenhaze Lane
Great Cambourne



This substantial family home, 'The Blenheim', in Great Cambourne offers 224 sqm of spacious and versatile accommodation, including a downstairs ensuite bedroom, kitchen with island, study, dual aspect lounge and three ensuite bedrooms upstairs.

Entrance Hall

Door to side, tiled flooring, under stairs cupboard, stairs to landing, fitted mat, alarm system.

Cloakroom

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

Kitchen

15' x 12' 7" (4.57m x 3.84m)

Two windows to rear, fitted kitchen with a range of white gloss wall and base units, complementary work surface and up stands, inset sink with one and a half bowl and drainer, Range oven with six burner gas hob, stainless steel cooker hood, stainless steel splash back, integrated dishwasher, American fridge/freezer, wine cooler, island with breakfast bar, spot lights, tiled floor.

Utility Room

7' 8" Max x 5' 6" (2.34m Max x 1.68m)

Window to front, base units cupboard, work surfaces and up stands, inset sink and drainer, extractor fan, central heating boiler in cupboard, extractor fan, door to side.

Dining Room

12' 7" x 10' Max (3.84m x 3.05m Max)

Window to rear, double doors to entrance hall, radiator.

Lounge

18' 8" x 14' Max (5.69m x 4.27m Max)

Window to side, French doors to rear, Gas fireplace, telephone point, television point, two radiators.

Playroom

12' 4" x 9' 1" Max (3.76m x 2.77m Max)

Window to side, telephone point, tiled flooring, radiator.

Inner Hall

Door to study, door to rear.

Guest Room

12' 10" x 8' 1" (3.91m x 2.46m)

Windows to front and side, television point, radiator.

Ensuite

Window to rear, corner shower cubicle, wash hand basin, WC, extractor fan, chrome heated towel rail, chrome shaver, fully tiled.

Study

10' x 8' 1" (3.05m x 2.46m)

Window to front, television point, radiator.

Shower Room

Window to rear, corner shower cubicle, wash hand basin, WC, chrome shaver, extractor fan, fully tiled, chrome heated towel rail.

Landing

Window to front and rear, stairs to entrance hall, cupboard hot water tank, loft access, two radiators.

Bedroom One

20' Max x 15' + Wardrobe (6.10m Max x 4.57m + Wardrobe)

Two windows to front, triple door built in wardrobe, telephone point, television point, spot lights, two radiators, restricted head height.

Ensuite

Velux window to rear, bath with mix tap and hand held shower, double shower cubicle, wash hand basin, WC, fully tiled, extractor fan, chrome shaver, chrome heated towel rail, restricted head height.

Bedroom Two

15' 3" Max x 11' 2" (4.65m Max x 3.40m)

Window to side, radiator.

Walk In Wardrobe

7' 9" x 7' 2" (2.36m x 2.18m)

Window to side, rails and shelf space, radiator.

Ensuite

Window to side, shower cubicle, wash hand basin, WC, extractor fan, fully tiled, chrome shaver point, chrome heated towel rail.

Bedroom Three

12' 2" Max x 10' 5" + Wardrobe (3.71m Max x 3.17m + Wardrobe)

Window to side, double built in wardrobe, radiator.

Ensuite

Window to side, shower cubicle, wash hand basin, WC, chrome shaver point, fully tiled, extractor fan, extractor fan, chrome heated towel rail.

Bedroom Four

12' 2" Max x 7' 11" (3.71m Max x 2.41m)

Window to side, double built in wardrobe, radiator.

Bedroom Five

8' 1" x 7' 3" (2.46m x 2.21m)

Window to side, radiator.

Bedroom Six

7' 11" x 7' 9" (2.41m x 2.36m)

Window to side, radiator.

Bathroom

Window to rear, bath with mix tap and hand held shower, double shower cubicle, wash hand basin, WC, chrome shaver point, extractor fan, fully tiled, radiator.

Front Garden

Path to front, laid to lawn, stone borders, outside tap.

Rear Garden

Fence enclosed , patio area, laid to lawn, gravelled area, gravelled walk way to gate, outside light and tap, two gates to front.

Parking

Driveway parking for up to four cars.









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

To view this property please contact Connells on

T 01954 714900
E cambourne@connells.co.uk

Unit 2 Caxton House Broad Street Great Cambourne
 CAMBRIDGE CB23 6JN

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/CBN305902



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBN305902 - 0008