



**Connells**

Firefly Road  
Upper Cambourne



A charming three-bed detached home in Upper Cambourne offering a bright kitchen, spacious lounge/diner and sunny conservatory, plus ensuite main bedroom, family bathroom, enclosed garden and driveway parking for two cars with carport.

#### Entrance Hall

Door to front, under stairs cupboard, stairs to landing, under stairs storage, tiled flooring.

#### Cloakroom

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

#### Kitchen

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, stainless steel cooker hood and splash back, tiled flooring, integrated washing machine, dishwasher and fridge/freezer, radiator.

#### Lounge/diner

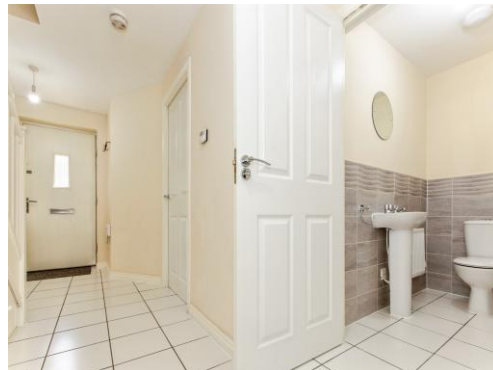
French doors to conservatory, television point, two radiators.

#### Conservatory

French door to rear, electric radiator, tiled flooring.

#### Landing

Stairs to entrance hall, loft access, radiator.



## Bedroom One

Full length window to front, double built in wardrobe. television point, radiator.

## Ensuite

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

## Bedroom Two

Window to rear, double fitted wardrobes, radiator.

## Bedroom Three

Window to rear, double built in wardrobe, radiator.

## Bathroom

Bath, wash hand basin, WC, tiled flooring, extractor fan, part tiled, radiator.

## Rear Garden

Fence enclosed, paved area, laid to lawn, mature trees and hedges, gate to front.

## Driveway Parking

Driveway parking for two cars with a carport.









Total floor area 92.1 m<sup>2</sup> (991 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

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

EPC Rating: C Council Tax  
 Band: H

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBN306603](http://connells.co.uk/Property/CBN306603)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBN306603 - 0002