



Connells

Summers Hill Drive
Papworth Everard



This beautifully extended home has been curated to a high standard with modern living in mind. Additions like Karndean flooring throughout downstairs, the addition of triple glazing for energy efficiency & sound insulation, the stunning vaulted extension & landscaped rear garden set this home apart.

Entrance Hall

Door to front, Karndean flooring, radiator.

Kitchen/Diner

Window to front with triple glazed inner, window to rear, fitted kitchen with a range of Gloss wall and base units, complementary work surface, stainless steel sink and drainer, electric oven, gas hob, stainless steel cooker hood, integrated fridge/freezer and dishwasher, spot lights, Karndean flooring.

Utility Room

Window to rear, door to rear to garden, wall and base units, work surface, tiled splash back, central heating boiler in cupboard, plumbing for washing machine, Karndean flooring, radiator.

Lounge

Window to front with triple glazed inner, television point, telephone point, Karndean flooring, two radiators.

Snug

French doors to side, full height window to rear, vaulted ceiling, Karndean flooring, radiator.

Cloakroom

Wash hand basin, WC, tiled splash back, extractor fan, Karndean flooring, radiator.



Landing

Window to rear, radiator.

Bedroom One

Window to front with triple glazed inner, radiator.

Ensuite

Wash hand basin, WC, walk in shower cubicle, extractor fan, shaver point, spot lights, radiator.

Bedroom Two

Window to front and side with triple glazed inner, double built in wardrobe, cupboard over stairs, loft access.

Bedroom Three

Dual aspect windows to rear and side with triple glazed inner, telephone point, radiator.

Bathroom

Window to rear, wash with vanity unit, WC, bath with mixer taps and electric shower over, glass shower screen, part tiled, extractor fan, spot lights, radiator.

Front Garden

Planted hedge and fence with gate, porcelain path, planted borders.

Rear Garden

Landscaped rear garden with porcelain patio, planted borders and matures screening trees, astro tuft, outside tap, gated access to front, outside lights, outside electrics, 'Ornate Garden' seating pod.

Garage And Parking

Single garage with electric up and over door, power and light, driveway parking in front of garage.

Agents Notes

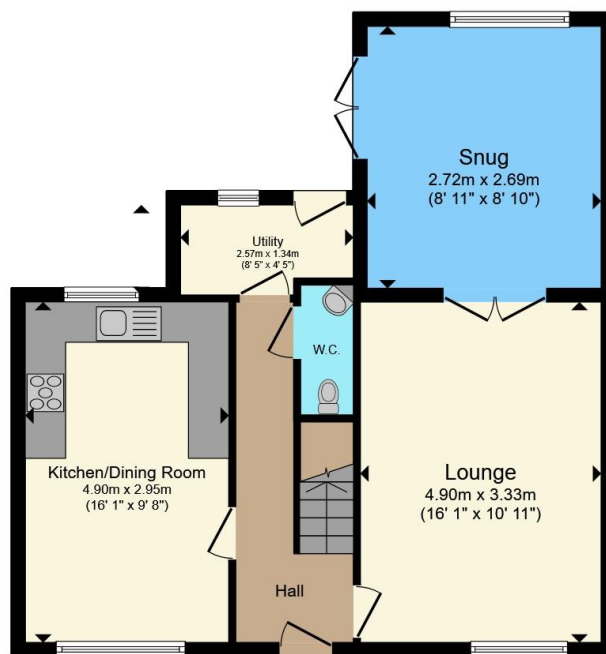
Please ask regarding charges.

Please note that the AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

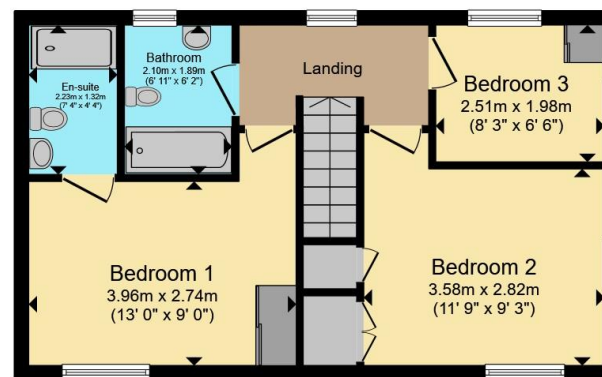








Ground Floor



First Floor

Total floor area 105.0 m² (1,130 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

Connells

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: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306821



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: CBN306821 - 0003