



**Connells**

Cavell Avenue  
West Cambourne



**Stunning detached family home. Offering Kitchen/diner with integrated appliances, lounge, study and w/c/utility room, four good size bedrooms including bedroom one with ensuite and a family bathroom. Outside presents rear garden, single garage and driveway parking.**

#### **Entrance Hall**

Door to front, fitted under stairs storage, stairs to landing, radiator.

#### **Cloakroom/Utility**

6' 8" x 6' 7" ( 2.03m x 2.01m )

Window to side, wash hand basin, WC, extractor fan, work surface, space for drier, integrated washing machine, radiator.

#### **Study**

6' 7" x 6' 6" ( 2.01m x 1.98m )

Window to front, radiator.

#### **Lounge**

16' 5" x 11' 1" ( 5.00m x 3.38m )

Windows to front and side, television points, telephone point, two radiators.

#### **Kitchen/Diner**

11' 8" Max x 25' 4" ( 3.56m Max x 7.72m )

Window to rear and side, fitted kitchen with a range of wall and base units , complementary work surface and up stands, stainless steel sink with one a half a bowl and drainer, water softener and drinking water filter, electric eye level oven, five burn gas hob, integrated microwave, glass splash back, stainless steel cooker hood, integrated dishwasher, cupboard housing central heating boiler, breakfast bar, radiator, spot lights, bi fold door to rear.

#### **Landing**

Stairs to entrance hall , loft access, double storage cupboard.



## Bedroom One

14' 9" x 12' 5" Max ( 4.50m x 3.78m Max )

Window to front double built in wardrobes, television point, two radiators.

## Ensuite

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

## Bedroom Two

12' 5" Max x 10' 7" + Wardrobe ( 3.78m Max x 3.23m + Wardrobe )

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

## Bedroom Three

9' 11" + Wardrobe x 7' 11" ( 3.02m + Wardrobe x 2.41m )

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

## Bedroom Four

13' 3" Max x 7' 11" ( 4.04m Max x 2.41m )

Window to rear, radiator.

## Bathroom

Window to side, bath with mixer taps and shower over, glass screen, wash hand basin, WC, part tiled, extractor fan, chrome heated towel rail.

## Rear Garden

Wall and fence enclosed, patio area, laid to lawn, gate to side, shed, outside light and tap.

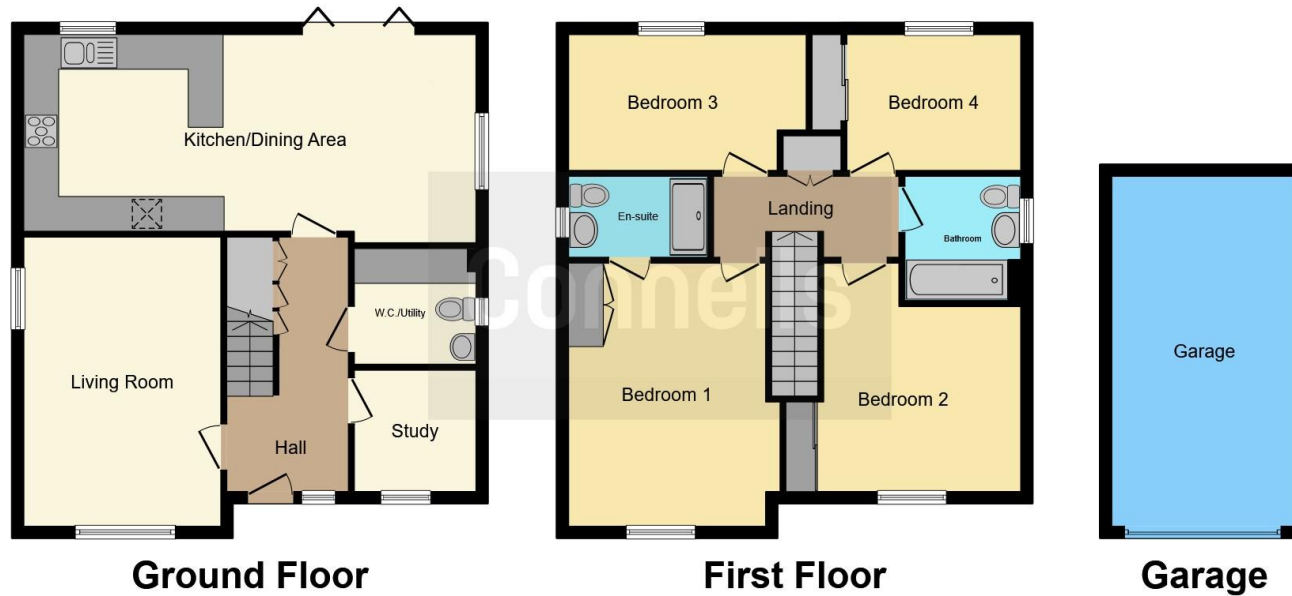
## Garage And Parking

Single garage with up and over door, light and power, tandem driveway parking for two cars, electric car charger point.









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](http://www.focalagent.com)

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**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: A Council Tax  
 Band: E

Tenure: Freehold

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