



**Connells**

Vickers Way  
Upper Cambourne





Set in Upper Cambourne this detached langdale style property offers to the market a large kitchen/diner with two reception rooms. Four good size bedrooms including master with ensuite and a family bathroom. Private garden, garage and driveway parking complete this beautiful home.

### Entrance Hall

Door to front, window to rear, under stairs cupboard, stairs to landing.

### Cloakroom

Window to side, wash hand basin, WC, tiled flooring and part tiled, extractor fan, radiator.

### Kitchen/Diner

Three windows to side, 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, integrated washing machine, dishwasher and fridge/freezer, plinth heater, tiled flooring central heating boiler in cupboard, french door to side.

### Lounge

Two windows to front, french to rear, television point, telephone point, two radiators.

### Study

Window to front and side, radiator.

### Landing

Window to rear, stairs to entrance hall, cupboard housing hot water tank, radiator.



## Bedroom One

Two windows to side, telephone point, television point, radiator.

## Ensuite

Window to side, double shower, wash hand basin, WC, shaver point, part tiled, extractor fan, radiator.

## Bedroom Two

Window to front and side, radiator.

## Bedroom Three

Window to front and rear, radiator.

## Bedroom Four

Window to front, television point, single built in wardrobe.

## Bathroom

Window to side, bath with shower over, glass screen, wash hand basin, WC, part tiled, extractor fan, shaver point, radiator.

## Front Garden

Steps and slope to door, gravelled, hedge border to provide privacy.

## Rear Garden

Wall and fence enclosed, patio area, laid to lawn, pathway to gate, double socket, outside tap, personnel door to garage, gate leading to driveway, shed.

## Garage And Parking

Single garage with up and over door, power and light, driveway parking for upto three cars.

## Agent Notes

Please ask regarding Management charge.













**Ground Floor**



**First Floor**

Total floor area 141.0 m<sup>2</sup> (1,517 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)

**Connells**

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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