



**Connells**

Westland Close  
Upper Cambourne



Detached two bedroom coach house set in Upper Cambourne. Featuring a modern open-plan kitchen/dining/living area, two bedrooms, bathroom and a versatile garage conversion with kitchenette currently used as a home office. Enjoy the enclosed garden with summer house and allocated parking for two cars.

### Entrance Hall

Door to front, radiator, stairs to landing.

### Study

18' 1" Max x 8' 11" Max ( 5.51m Max x 2.72m Max )

Bifold door to rear, wall and base units, work surfaces, butler sink, door to storage and central heating boiler. spot light, radiator.

### Landing

Keylite window to rear, stairs to entrance hall, double storage cupboard, spot lights.

### Kitchen/Dining/ Family Room

19' 2" Max x 17' 6" Max ( 5.84m Max x 5.33m Max )

Window to front, Juliet balcony to front, two keylite windows to rear, fitted kitchen with a range of wall and base units, work surface, tiled splash back, sink and drainer, electric oven, electric hob, space for fridge/freezer, integrated dishwasher and washing machine, two radiators, spot lights, restricted head height.



## Bedroom One

13' 3" Max x 9' 7" ( 4.04m Max x 2.92m )

Juliet balcony to front, restricted head height, radiator.

## Bedroom Two

13' 4" Max x 9' 3" + Cupboard ( 4.06m Max x 2.82m + Cupboard )

Window to front, double fitted wardrobe with slide mirror doors, large storage cupboard, loft access, restricted head height, radiator.

## Bathroom

Keylite window to rear, bath with mix taps and shower over, glass screen, wash hand basin, WC, part tiled, chrome heated towel rail, spot lights.

## Rear Garden

Decking area, patio area, outside sockets and tap, gate to bin area, leading to gate to front, shed.

## Summer House

10' 7" x 10' 8" ( 3.23m x 3.25m )

Wooden structure, windows to front and side.

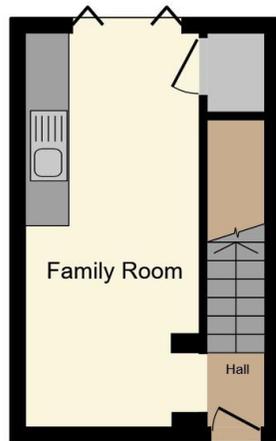
## Parking

Driveway parking for two cars, electric car charger, light.









**Ground Floor**



**First Floor**

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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: C Council Tax  
Band: B

Tenure: Freehold

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