



Connells

Mustang Drive  
Upper Cambourne

Mustang Drive,  
Upper Cambourne, CB23 6HY

For Sale Guide Price  
**£350,000 - £370,000**



Beautifully presented three bedroom detached home offering modern open plan living, a spacious main bedroom with built-in wardrobes and ensuite, plus a separate family bathroom. Outside boasts a enclosed walled garden along with a single garage, and driveway parking.

#### Entrance Hall

Door to front, stairs to landing , tiled flooring, radiator.

#### Cloakroom

Window to front, wash hand basin, WC, tiled splash back, tiled flooring, radiator.

#### Lounge/Dining Area

Two windows to rear, french doors to rear, tiled flooring, under stairs cupboard, two radiators.

#### Kitchen Area

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, electric eye level oven, gas hob, stainless steel cooker hood, glass splash back, integrated fridge/freezer, dishwasher and washing machine, cupboard housing boiler, tiled flooring, spot lights.

#### Landing

Stairs to entrance hall, loft access.



## Bedroom One

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

## Ensuite

Window to front, double shower cubicle, wash hand basin, WC, shaver point, part tiled, spot lights, radiator.

## Bedroom Two

Window to rear, telephone point, television point, radiator.

## Bedroom Three

Window to rear, radiator.

## Bathroom

Bath with mix tap and shower over, glass screen, wash hand basin, WC, part tiled, extractor fan, radiator.

## Rear Garden

Fence and wall enclosed, patio , laid to lawn, shed, door to garage, water butt.

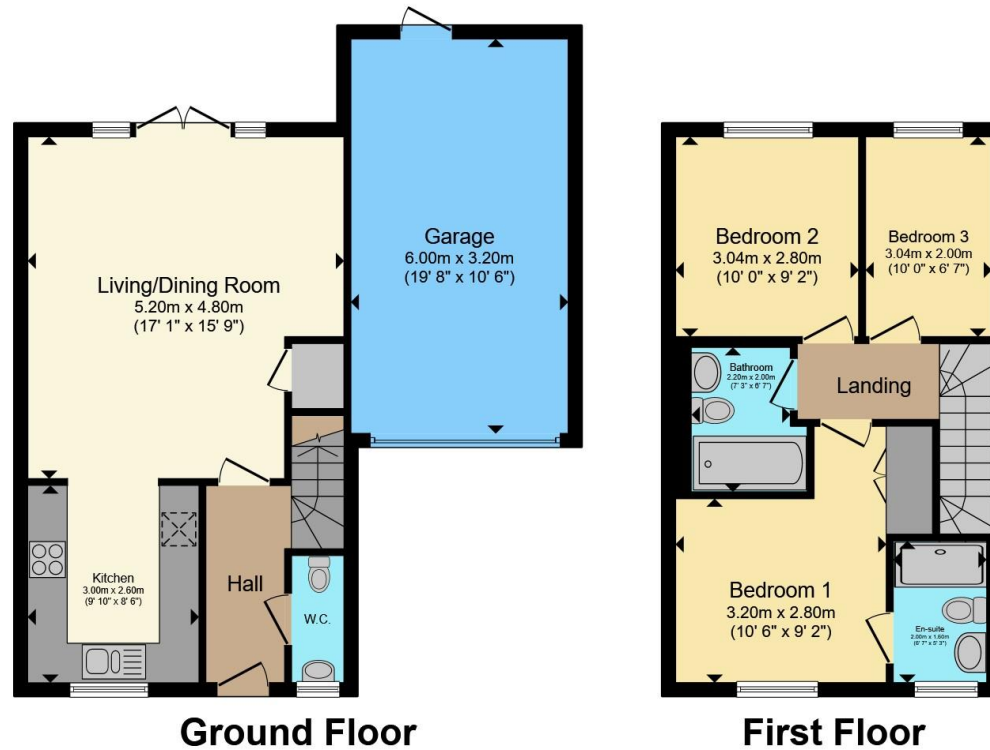
## Single Garage And Parking

Garage with up and over door, light and power, driveway parking for one car, door to garden.









Total floor area 99.9 m<sup>2</sup> (1,075 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)



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

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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