



Connells

York Drive
Upper Cambourne

York Drive,
Upper Cambourne, CB23 6JF

For Sale Offers over
£375,000



Stunning throughout this Frinton style home boasts a refitted fully appointed kitchen with quartz worksurfaces, lounge/diner with French doors to rear garden. The further floors benefit from two bedrooms, refitted bathroom and top floor master suite with ensuite.

Entrance Hall

Door to front, understairs cupboard, understairs clever closet, stairs to first floor, spotlights, radiator.

Cloakroom

Wash hand basin, W/C, tiled splashback, extractor fan, spotlights, chrome heated towel rail.

Kitchen

10' 2" x 8' 9" Max (3.10m x 2.67m Max)

Refitted kitchen with wall and base units, quartz worksurfaces, double electric Neff oven, Neff induction hob, cooker hood, inset sink and drainer, mixture of glass and mirrored splashback, plumbing for washing machine and dishwasher, space for fridge/freezer, central heating boiler housed in cupboard, additional fitted full length cupboard, spotlights, window to front.



Lounge/Diner

15' 8" x 12' 4" Max (4.78m x 3.76m Max)

French doors to rear, spotlights, radiator.

First Floor Landing

Window to front, stairs leading to entrance hall and second floor landing, spotlights, radiator.

Bedroom Two

15' 9" x 11' 7" (4.80m x 3.53m)

Two windows to rear, spotlights, radiator.

Bedroom Three

8' 8" x 8' 5" (2.64m x 2.57m)

Full length window to front, radiator.

Bathroom

Refitted bathroom with bath with mixer tap and shower over, glass screen, vanity wash hand basin, WC, fitted mirror, porcelain tiled floor, fully tiled, extractor fan, spotlights, chrome heated towel rail.

Second Floor Landing

Stairs to first floor landing, storage cupboard, radiator.

Bedroom One

20' Max x 11' 11" Max (6.10m Max x 3.63m Max)

Window to front with fitted shutters, access to eaves storage, radiator, restricted head height.

Ensuite

Shower cubicle, wash hand basin, WC, tiled flooring, part tiled, shaver point, extractor fan, keylite window to rear, chrome heated towel rail, restricted head height.

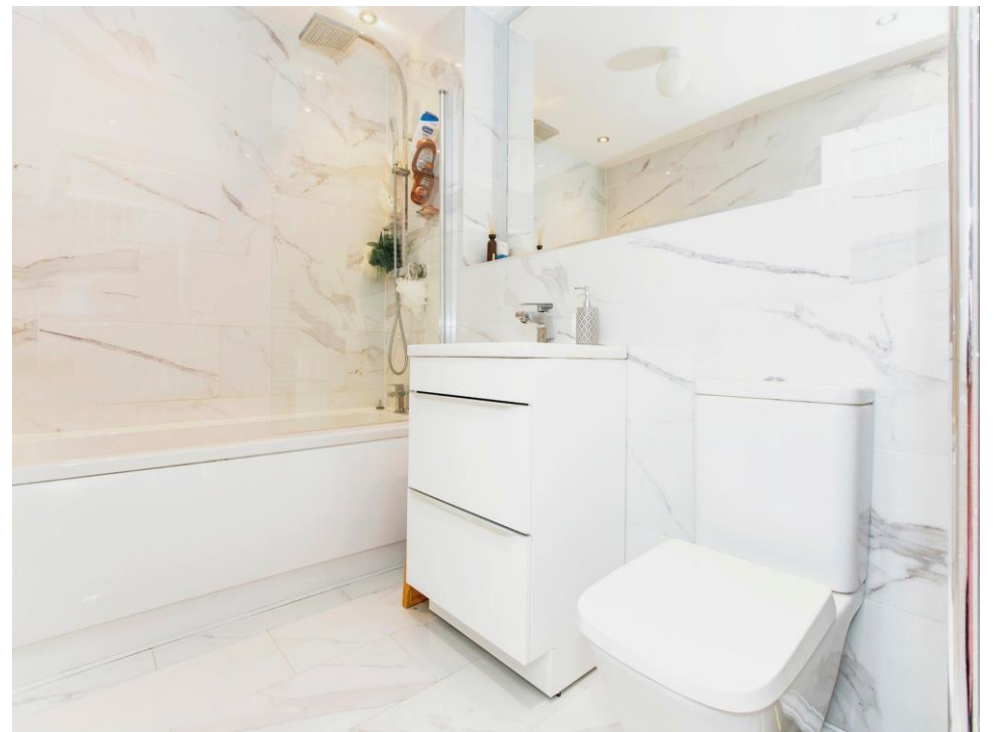
Rear Garden

Fence enclosed garden with gate to front, decking area, patio area, partially laid to lawn, tap, light.

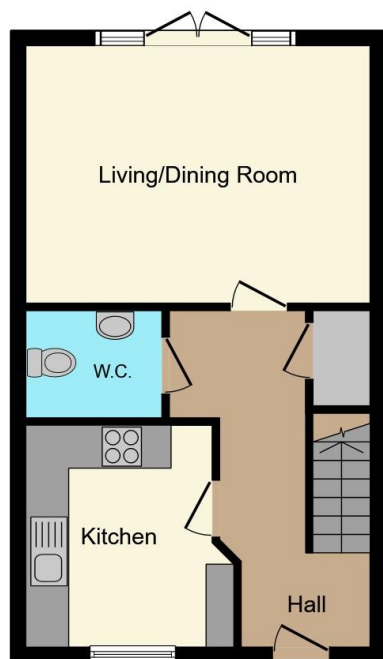
Carport Parking

Carport parking for two cars with an electric car charger.





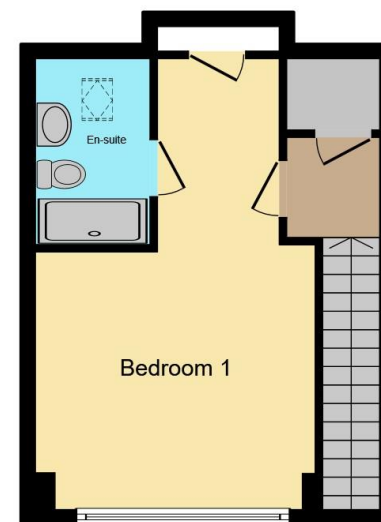




Ground Floor



First Floor



Second Floor

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

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: Awaited
 Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306433



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: CBN306433 - 0002