



**Connells**

Dobbins Avenue  
West Cambourne



This four-bedroom detached home in West Cambourne offers a bright lounge, stylish kitchen/diner, handy utility, and flexible family space. With a single garage, driveway parking, and a private garden, it's an ideal modern home in a popular location.

### Entrance Hall

Door to front, storage cupboard, under stairs cupboard, spot lights, radiator.

### Cloakroom

Wash hand basin, WC, tiled splash back, extractor fan, spot lights, radiator.

### Kitchen/Diner

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface and upstands, Inset sink with one and a half bowl and drainer, electric double oven eye level, five burner gas hob, glass splash back, stainless steel cooker hood, integrated dishwasher and fridge/freezer, french door to rear.

### Utility Room

Base units, work surface and upstand, integrated washing machine, extractor fan, radiator.

### Lounge

Two full length windows to front, television point, radiator.

### Landing

Stairs to entrance hall, loft access, spot lights, radiator.



## Bedroom One

Two full length window to front, triple door fitted wardrobe with slide doors, radiator.

## Ensuite

Window to side, double shower cubicle, vanity wash hand basin, WC, extractor fan, fitted mirror, part tiled, radiator.

## Bedroom Two

Window to rear, double fitted wardrobe with slide doors, radiator.

## Bedroom Three

Window to rear, radiator.

## Bedroom Four

Full length window to front, radiator.

## Bathroom

Bath with mix taps and shower over, glass screen, wash hand basin, WC, fitted mirror, extractor fan, chrome shaver point, part tiled, spot lights, chrome heated towel rail.

## Rear Garden

Wall and fence enclosed, patio, laid to lawn, outside light and tap, door to garage, gate to side.

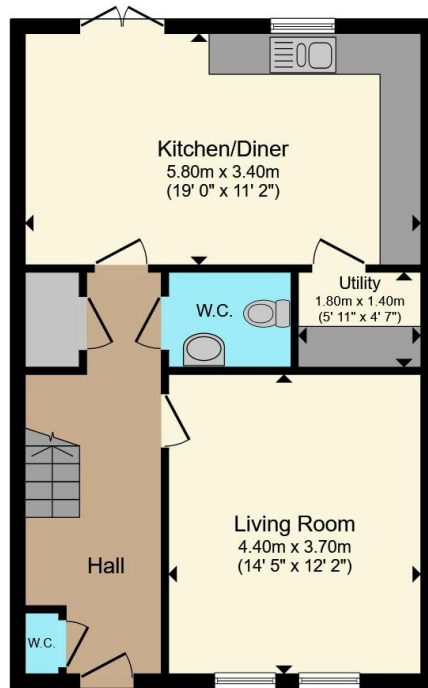
## Garage And Parking

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

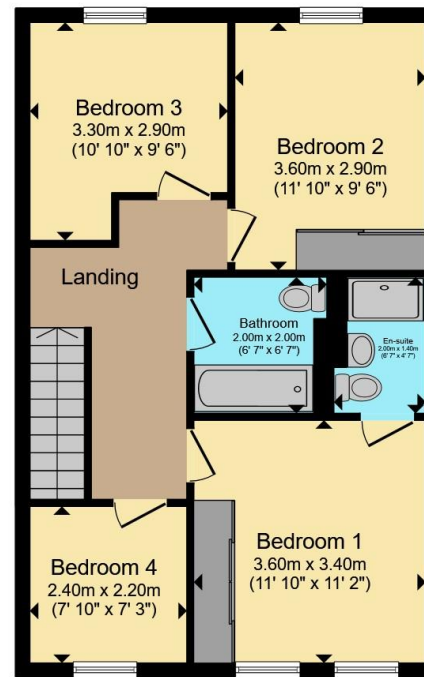




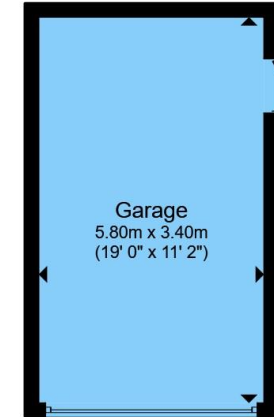




**Ground Floor**



**First Floor**



**Garage**

Total floor area 127.7 m<sup>2</sup> (1,375 sq.ft.) approx

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CAMBRIDGE CB23 6JN

EPC Rating: A Council Tax  
Band: E

Tenure: Freehold

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