



**Connells**

Purley Road  
Lower Cambourne





**Positioned in a unique position backing onto mature woodland this substantial home offers a large gravelled driveway & detached double garage giving real street presence. The accommodation is perfect for larger families with three reception rooms, three ensuite bedrooms & wrap around garden**

#### Entrance Hall

Door to front, stairs to first floor accommodation, under stairs cupboard, oak flooring, Hive heating two radiators.

#### Cloakroom

Wash hand basin, WC, part tiled, extractor fan, radiator.

#### Study

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

#### Lounge

Windows to front and side, french doors and windows to rear, television point, telephone point, gas fireplace, oak flooring, two radiators.

#### Dining Room

Window to front, double doors to hallway, oak flooring.

#### Kitchen

Two windows to rear, fitted kitchen with a range of wall and base units, complementary work surface and upstands with tiled splash back, stainless steel sink with one and a half bowl and drainer, Range oven, stainless cooker hood, space for fridge/freezer, integrated dishwasher, door to utility room, radiator, tiled flooring.

#### Utility Room

Door to rear garden, wall and base units, work surface, stainless steel sink and drainer, tiled splash back, plumbing for washing machine and space for tumble drier, tiled flooring, boiler, extractor fan, radiator.

#### Landing

Galleried landing with window to front, loft access, airing cupboard, radiator.

#### Bedroom One

Window to rear, telephone point, radiator.

#### Dressing Area

Triple built in wardrobe, radiator.



## Ensuite

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

## Bedroom Two

Window to rear and side, telephone point, television point, built in double wardrobe, radiator.

## Ensuite

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

## Bedroom Three

Window to front, television point, built in wardrobe, two radiators.

## Ensuite

Shower cubicle, wash hand basin, WC, shaver point, extractor fan, part tiled, radiator.

## Bedroom Four

Window to rear, built in wardrobe, radiator.

## Bedroom Five

Window to front, built in wardrobes, radiator.

## Bathroom

Window to rear, bath with mixer taps and shower over, glass shower screen, wash hand basin, WC, shaver point extractor fan, part tiled, chrome heated towel rail.

## Front Garden

Hedge.

## Rear Garden

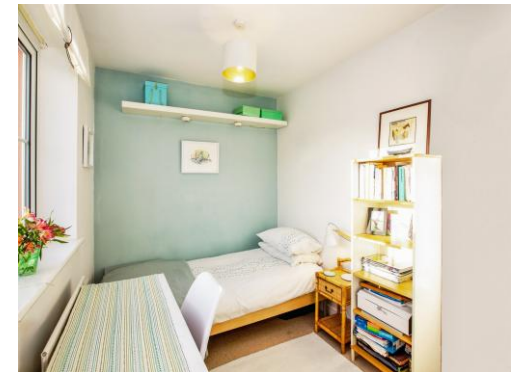
Wrap around rear garden with large pergola covered patio, fence enclosed backing on to established tree line, gate access to front, laid to lawn with mature planted borders, outside tap.

## Double Garage And Parking

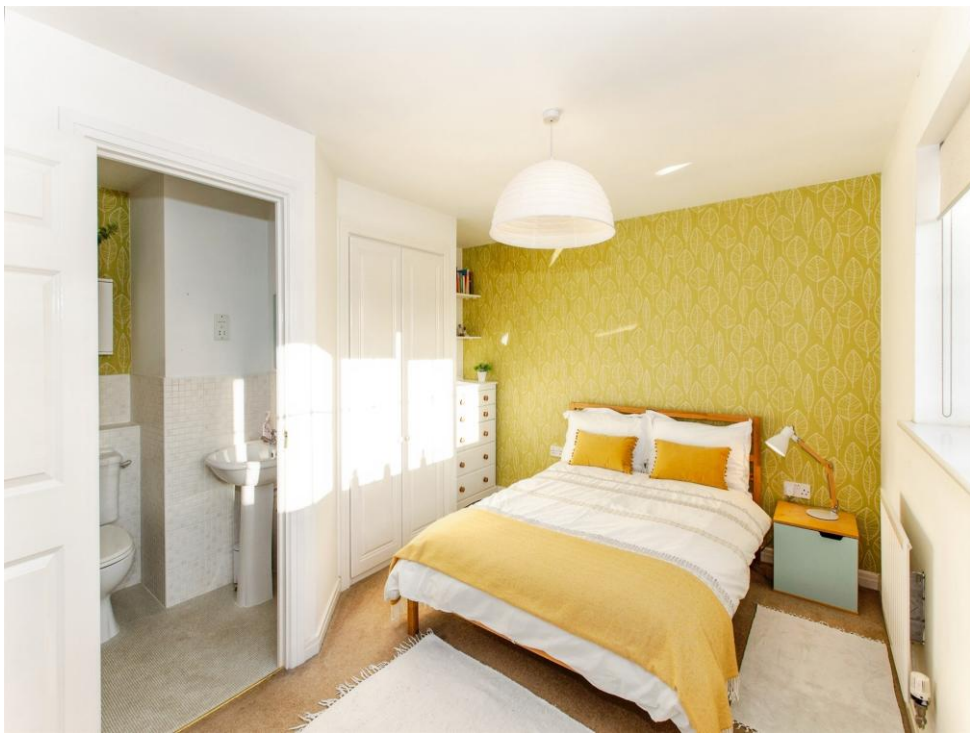
Double garage with up and over door, light and power, access to eaves, personnel door to rear garden, driveway parking.

## Agent Notes

Please ask regarding charges.



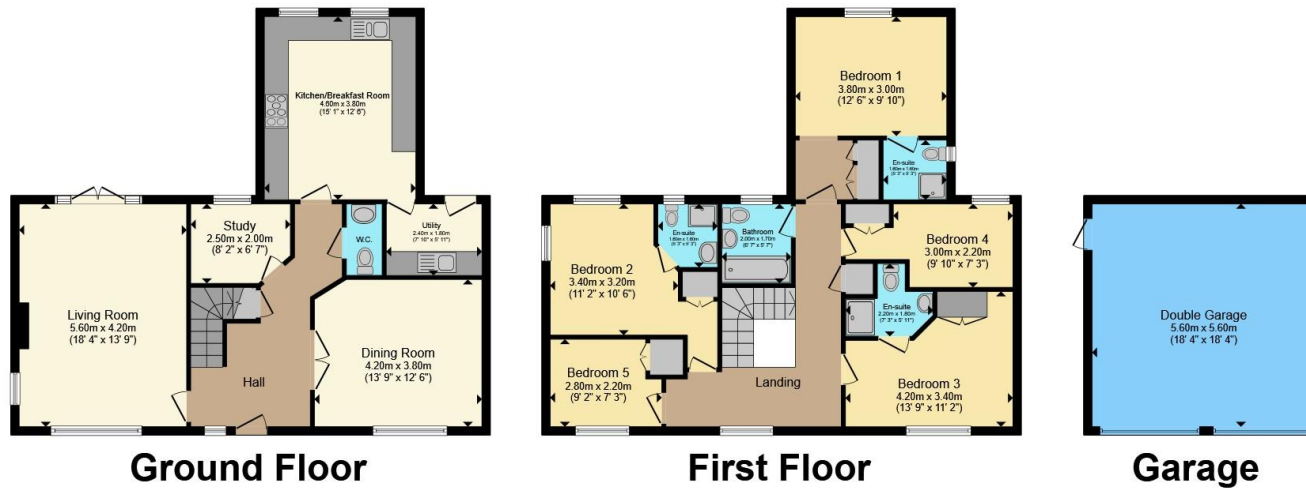












Total floor area 196.9 m<sup>2</sup> (2,120 sq.ft.) approx

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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