



Connells

Purley Road
Lower Cambourne

Purley Road,
Lower Cambourne, CB23 6FQ

For Sale Guide Price
£800,000 - £825,000



Backing onto mature woodland, this substantial home boasts a hedge enclosed driveway for multiple cars & double garage. Perfect for families with a kitchen/breakfast room, three reception rooms, five bedrooms, three en suites & a stunning private wrap around garden.

Property Description

Tucked away in a particularly desirable setting and backing directly onto mature woodland, this impressive detached home immediately stands out for its privacy, scale and curb appeal. A large, hedge enclosed gravel driveway provides ample parking and leads to a detached double garage with power, creating a strong sense of arrival. Inside, a welcoming entrance hall with galleried landing sets the tone for the generous accommodation, which is ideally suited to larger families. The ground floor offers three well proportioned reception rooms including a formal dining room, a separate study overlooking the rear garden and a bright triple aspect lounge with French doors opening outside. The kitchen/breakfast room is spacious and sociable, perfect for everyday family life and entertaining alike.

Upstairs, five bedrooms all benefit from built in wardrobes, with three enjoying their own en suite bathrooms and a dressing area to the principal bedroom. Outside, the wrap around garden is a true highlight, featuring a patio terrace and pergola, all beautifully screened by established woodland to provide a peaceful and private backdrop. Set on a favourable road amongst other high quality detached homes, this is a substantial and versatile property offering an exceptional balance of space, setting and lifestyle.

Entrance Hall

Door to front, stairs to first floor accommodation with galleried landing, under stairs cupboard, oak flooring, Hive heating thermostat, 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, radiator.

Kitchen/Breakfast Room

Two windows to rear, fitted kitchen with a range of wall and base units, complementary solid wood 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 enclosed, opening to gravel driveway, partially laid to lawn, gates to both sides leading to the rear garden.

Rear Garden

Private, established wrap around garden with two patio areas linked by pathway including pergola covered patio, fence enclosed backing on to established woodland area, apple and plumb trees, gated access to front, laid to lawn with mature planted borders, personnel door into the double garage, outside tap.

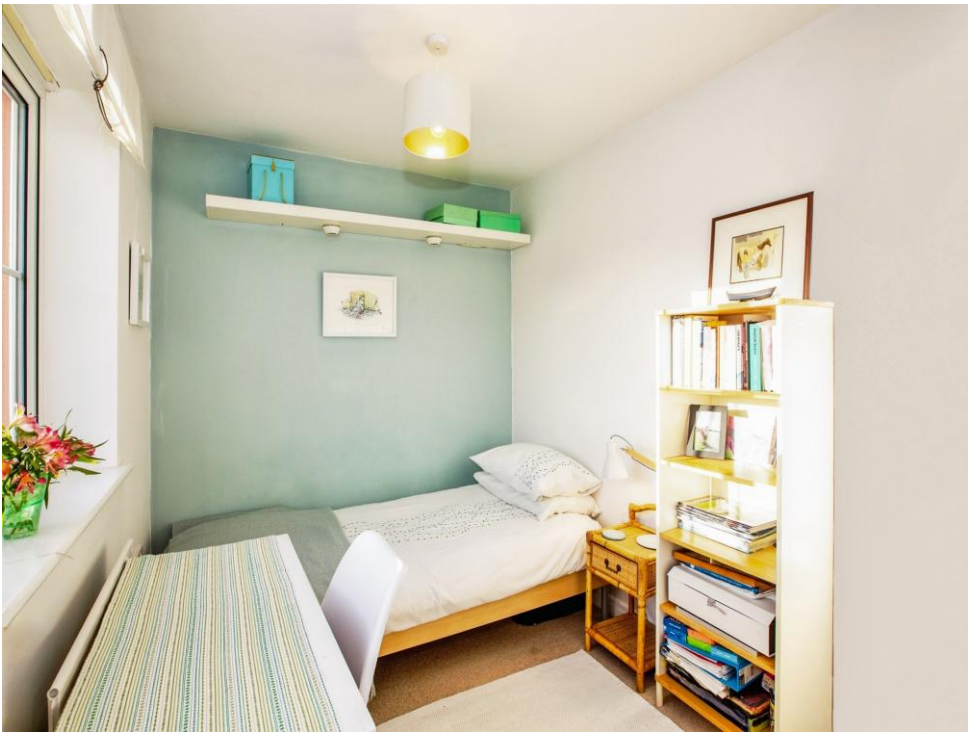
Double Garage & Driveway

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

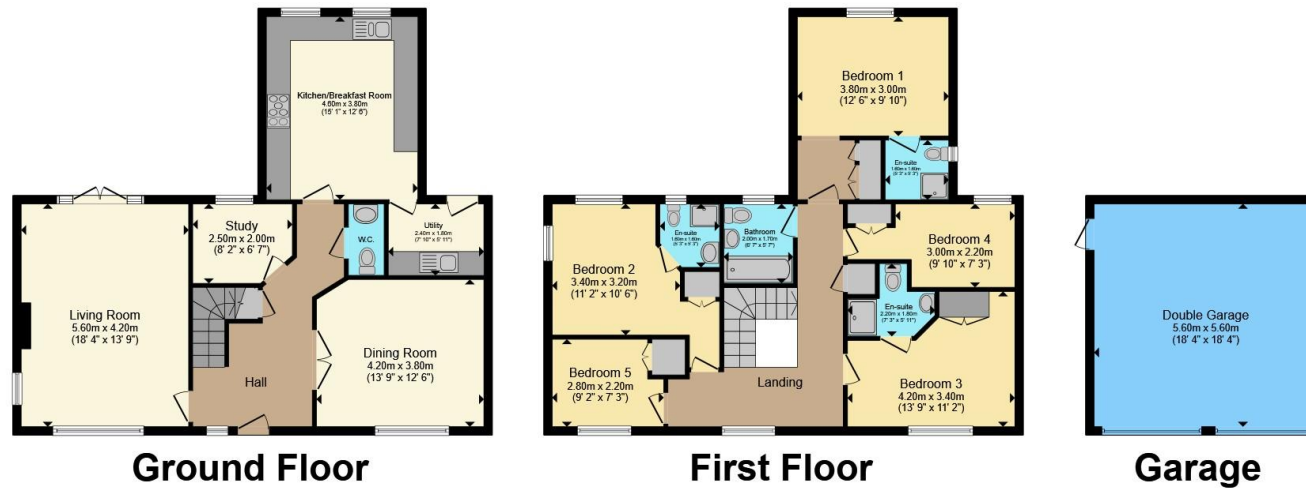
Agent Notes

Please ask regarding charges.









Total floor area 196.9 m² (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



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T 01954 714900
E cambourne@connells.co.uk

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 CAMBRIDGE CB23 6JN

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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