



**Connells**

Brookfield Way  
Lower Cambourne



Offered for sale with no chain, this charming three bedroom home sits in a secluded courtyard location close to the Country Park and Lower Cambourne Co-op. Offering a kitchen/diner, built in wardrobes in all bedrooms, Ensuite to master and Garage with power in a gated parking area.

### Entrance Hall

Door to front, tiled flooring, radiator.

### Cloakroom

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

### Kitchen/Diner

13' 10" Max x 9' 4" Max ( 4.22m Max x 2.84m Max )

Window to rear, fitted kitchen with a range of wall and base units, complementary work surfaces, stainless steel sink with one and a half bowl and drainer, tiled splash back and flooring, double electric oven, gas hob, stainless steel cooker hood, integrated fridge/freezer, plumbing for washing machine, boiler housed in cupboard, patio door to rear, radiator.

### Lounge

17' 11" Max x 13' 10" Max ( 5.46m Max x 4.22m Max )

Window to front, under stairs cupboard, electric fireplace, television point, tiled flooring, stairs to first floor accommodation, two radiators.

### Landing

Loft access, door to

### Bedroom One

10' 3" x 11' 8" + Wardrobe ( 3.12m x 3.56m + Wardrobe )

Window to front, built in wardrobe, telephone point, television point, radiator.

## Ensuite

Window to front, shower cubicle, wash hand basin, WC, fully tiled walls, extractor fan, shaver point, radiator.

## Bedroom Two

11' 7" Max x 7' 7" ( 3.53m Max x 2.31m )

Window to rear, double built in wardrobe, radiator.

## Bedroom Three

6' x 8' 3" + Wardrobe ( 1.83m x 2.51m + Wardrobe )

Window to rear, built in wardrobe, radiator.

## Bathroom

Bath with mixer taps and hand held shower, wash hand basin, WC, fully tiled walls, extractor fan, shaver point, radiator.

## Front Garden

Hedgerow, path to front door, shingelled garden.

## Rear Garden

Fence enclosed , low maintenance garden with decking area, shingled, patio, path to garage, shed, mature trees.

## Garage And Parking

Single garage with up and over door, power and light, personnel door to rear garden, allocated space in front of garage in gated parking area.

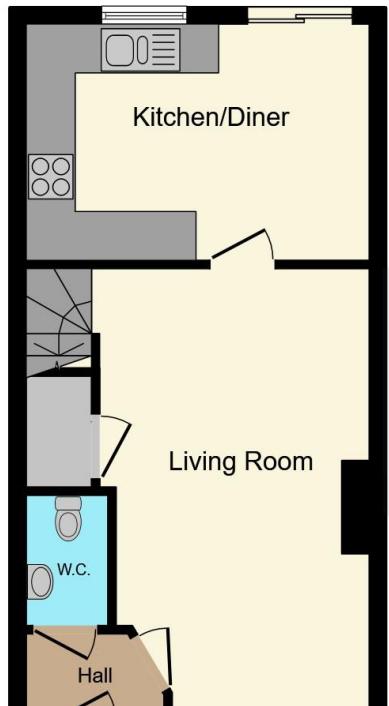
## Agents Note

Please ask regarding charges

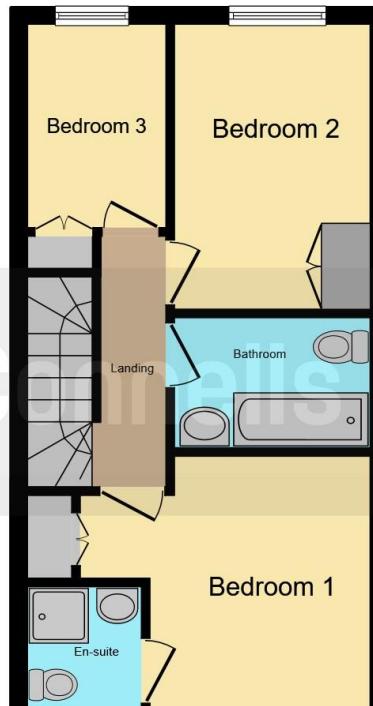




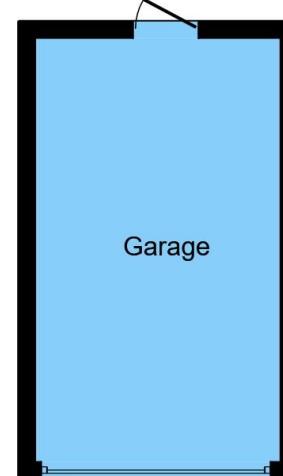




**Ground Floor**



**First Floor**



**Garage**

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Band: C

Tenure: Freehold

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Property Ref: CBN306534 - 0004