



Connells

Marshall Way
West Cambourne

Marshall Way,
West Cambourne, CB23 6LZ

For Sale Guide Price
£650,000 - £675,000



Stylish 2024-built five-bedroom home featuring an impressive 29ft kitchen/diner, lounge with media wall and separate study. Boasting two ensuites and family bathroom, plus a generous garden with decking, garage and double driveway for modern family living.

Entrance Hall

Door to front, stairs to landing, tiled flooring, radiator .

Cloakroom

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

Kitchen /Dining Room

Window to rear, fitted kitchen with a range of wall and base units, complementary work surfaces and up stands, one and a half bowl inset sink and drainer, Neff double electric eye level oven, Neff induction hob, glass splash back, stainless steel Neff cooker hood, island with breakfast bar, integrated dishwasher and fridge/freezer, central heating housed in cupboard, spot lights , tiled flooring, two radiators, Bifold doors to rear.

Utility Room

Wall and base units, work surface and upstands , inset sink, space for drier, integrated washing machine, door to side, radiator.

Lounge

Window to side with shutters, bay window to front with shutters, media wall with feature fireplace, radiator.

Study

Window to front, radiator.

Landing

Stairs to entrance hall, loft access, cupboard housing hot water tank.



Bedroom One

Window to front and side, double built in wardrobe, radiator.

Ensuite

Window to front, double shower cubicle, wash hand basin, WC, tiled flooring , shaver point, extractor fan, spot lights, restricted head height, part tiled.

Bedroom Two

Window to rear, radiator.

Ensuite

Window to side, wash hand basin, WC, double shower cubicle with rainfall and hand held shower, part tiled, extractor fan, chrome heated towel rail, spot lights.

Bedroom Three

Window to rear, radiator.

Bedroom Four

Window to front, radiator.

Bedroom Five

Window to rear , radiator.

Bathroom

Window to side, bath with mix taps and shower over, glass screen, tiled flooring, extractor fan, spot lights, part tiled, chrome heated towel rail.

Front Garden

Railings , path to door, lawn, borders, double socket, light.

Rear Garden

Fence and wall enclosed, decking area with lights, paved and gravelled , side area lawn, shed , path to gate, garage and shed, gate to front, double sockets, personnel door to garage, outside tap.

Double Garage And Parking

Double garage with two up and over doors, light and power, double driveway .

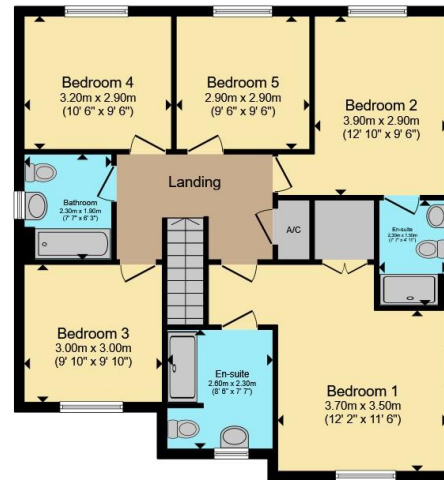




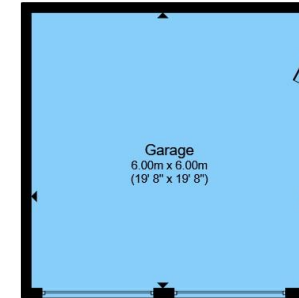




Ground Floor



First Floor



Garage

Total floor area 207.7 m² (2,236 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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Unit 2 Caxton House Broad Street Great Cambourne
 CAMBRIDGE CB23 6JN

EPC Rating: B Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306646



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