



Connells

Purley Road
Lower Cambourne

Purley Road,
Lower Cambourne, CB23 6FQ

For Sale Guide Price
£725,000 - £750,000



Nestled within one of Lower Cambourne's most prestigious locations, this impressive five-bedroom detached home sits on a substantial private plot. Boasting three reception rooms, a spacious kitchen/diner, two en suites and outstanding scope to enhance

Entrance Hall

Two windows to front, door to front, tiled flooring, stairs to first floor landing, under stairs cupboard, two radiators.

Cloakroom

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

Study

Window to rear, television point, radiator.

Lounge

Two windows to front, french doors to rear, gas fireplace and surround, three radiators.

Dining Room

Two windows to front, wood flooring, double doors to entrance hall, two radiators.

Kitchen

Two windows to rear, fitted kitchen with a range of wall and base units, complementary work surfaces, sink with one and a half bowl and drainer, tiled splash back, and floor, gas Range oven, cooker hood, integrated fridge/freezer and dishwasher, radiator.

Utility Room

Door to rear, tiled flooring and splash back, base units and work surface, stainless steel sink and drainer, plumbing for washing machine, space for drier, central heating boiler.

Galleried Landing

Galleried landing, loft access, two windows to front, airing cupboard, radiator.

Bedroom One

Two windows to rear, wood flooring, telephone point, television point, two radiators,

Dressing Area

Two double built in wardrobe, radiator.

Ensuite

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

Bedroom Three

Two windows to rear, wood flooring, Jack & Jill bathroom, radiator.

Bedroom Two

Two windows to front, built on wardrobe, two radiators.

Ensuite

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

Bedroom Four

Window to rear, double built in wardrobe, radiator.

Family / Jack & Jill Bathroom

Two windows to rear, His & Hers sinks in vanity units, WC, bath with mix taps, shower cubicle, extractor fan, two radiators.

Bedroom Five

Window to front, built in double wardrobe, radiator.

Front Garden

Planted borders, roundabout driveway with water feature, electric sockets.

Rear Garden

Fence enclosed with side access to front on both sides, laid to lawn with patio areas and mature planted borders, backing onto three lines boundary, outside sockets, pond.

Parking

Parking is roundabout driveway parking for multiple cars with water feature and mature planted borders

Agents Note

Please ask regarding charge.

Please note that the Buyers AML fee covers the cost of carrying out the required and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

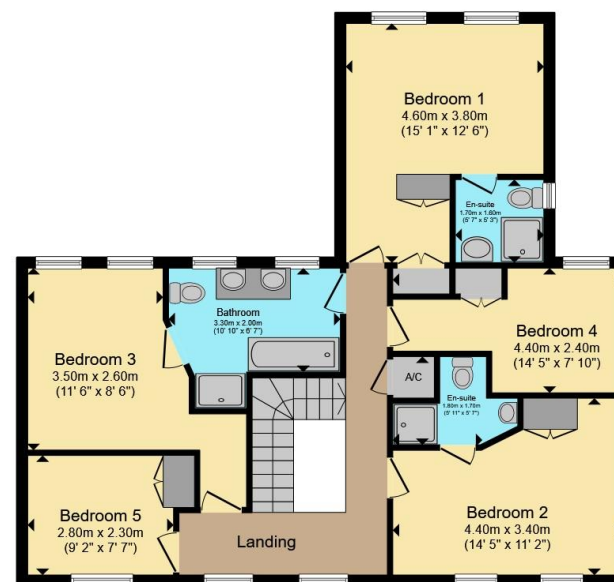








Ground Floor



First Floor

Total floor area 170.2 m² (1,832 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

Connells

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Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating: C Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/CBN306901



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