



**Connells**

Ayrton Street  
West Cambourne



A well-kept three-bedroom detached home in West Cambourne, still under NHBC warranty, featuring a spacious kitchen/diner overlooking the rear garden with a separate lounge. An enclosed rear garden and convenient driveway parking.

### Entrance Hall

Door to front, storage cupboard, storage unit, stairs to landing , fitted mat.

### Cloakroom

Wash hand basin, WC, tiled splash back, extractor fan, chrome heated towel rail.

### Kitchen/Diner

Window to rear, fitted kitchen with a range of wall and base units, complementary work surface and up stands, one and a half inset sink and drainer, electric hob, double electric eye level oven, glass splash back, integrated washing machine, dishwasher and fridge/freezer, storage cupboard, french door to rear, radiator.

### Lounge

Two length windows to front, television point, two radiators.

### Landing

Stairs to entrance hall, loft access, radiator.



## Bedroom One

Two full length windows to front, double built in wardrobe, telephone point, television point, fitted headboard, radiator.

## Ensuite

Window to front, shower cubicle, wash hand basin, WC, fitted storage units, extractor fan, tiled flooring, chrome heated towel rail.

## Bedroom Two

Window to rear, fitted double wardrobe, radiator.

## Bedroom Three

Window to rear, radiator.

## Bathroom

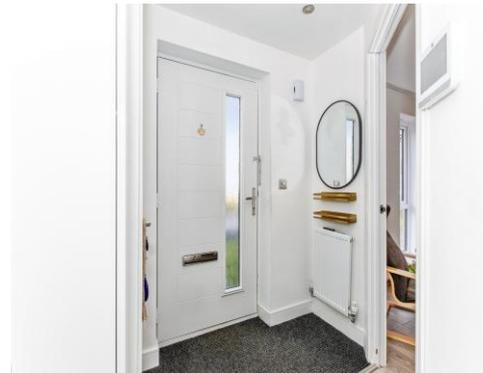
Bath with mixer taps and shower over, glass screen, wash hand basin, WC, fitted mirror, storage unit, tiled flooring extractor fan, spot lights.

## Rear Garden

Fence enclosed, patio, laid to lawn, shed, gate to front.

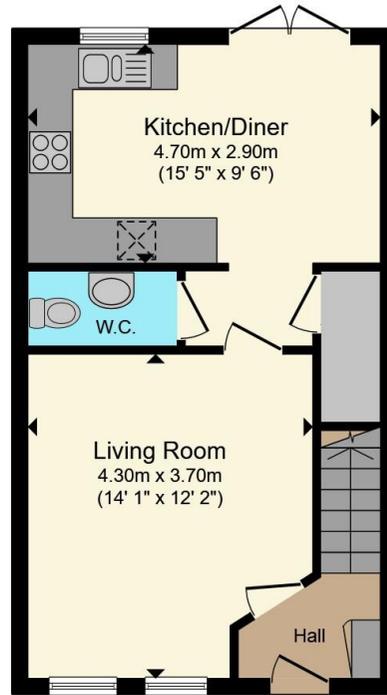
## Parking

Driveway parking for two cars.

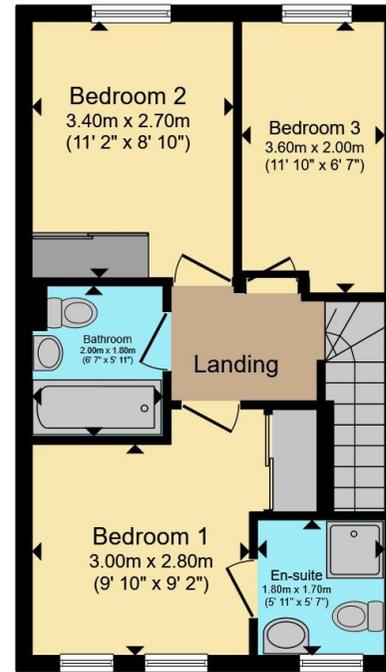








**Ground Floor**



**First Floor**

Total floor area 78.9 m<sup>2</sup> (849 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)



To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

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

EPC Rating: A Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBN306599](http://connells.co.uk/Property/CBN306599)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBN306599 - 0004