



**Connells**

Apley Way  
Lower Cambourne



**Expansive detached home in Lower Cambourne. Hosting two reception rooms and kitchen/breakfast room with utility. The next two floors have six fantastic size bedrooms including master with en-suite. A private driveway & detached double garage provide ample parking.**

#### **Entrance Hall**

Door to front, window to front, under stairs cupboard, laminate flooring, stairs to landing, radiator.

#### **Cloakroom**

Window to front, wash hand basin, WC, part tiled, radiator.

#### **Kitchen/Breakfast Room**

Three windows to rear, fitted kitchen with wall and base units, complementary work surface, stainless steel sink with one and a half and drainer, tiled splash back, electric double oven eye level, gas hob, cooker hood, plumbing dishwasher, integrated fridge/freezer, door to hall and utility room, radiator.

#### **Utility Room**

Window to rear, base units, work surface, tiled splash back, plumbing for washing machine, space for drier, door to garden, radiator.

#### **Dining Room**

Window to front, radiator.

#### **Lounge**

Window to front, french doors to garden, double door to hall, open fire, telephone point, television point, two radiators.

#### **First Floor Landing**

Stairs to entrance hall and second landing, radiator

#### **Bedroom One**

Window to front, cupboard housing hot water tank, television point, radiator.

#### **Ensuite**

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



### Bedroom Three

Three windows to rear, radiator.

### Bedroom Four

Window to front, television point, radiator.

### Bathroom

Window to front, bath with hand held shower, vanity wash hand basin, WC, shaver point , extractor fan, part tiled, radiator.

### Bedroom Six

Window to rear, radiator.

### Second Floor Landing

Two velux windows to rear, stairs to first floor landing , radiator.

### Bedroom Two

Window to front, eaves storage, radiator.

### Bedroom Five

Window to front, loft access, eaves storage, television point, radiator, restricted height.

### Shower Room

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

### Front Garden

Wall enclosed drive

### Rear Garden

Wall enclosed, large raised deck, lawn, barked area to side, slate area with shrubs, gate to side, path to garage, door to garage.

### Double Garage & Parking

Double garage with up and over door, power and light, insulated room in garage, ample driveway parking.

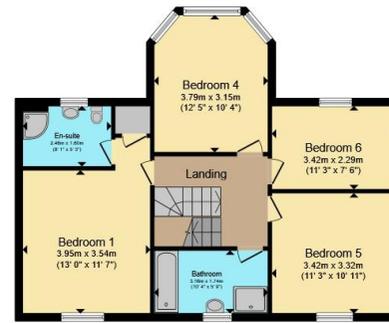








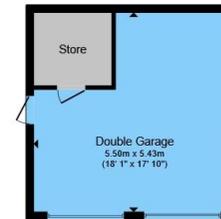
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

Total floor area 198.3 m<sup>2</sup> (2,135 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)



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EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

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