



West Street, Over Cambridge
£475,000 Freehold

**Sharman
Quinney**

Key Features



- Detached single storey property
- Three well-sized bedrooms
- Bright and spacious living room
- Updated kitchen with integrated appliances
- Driveway parking with EV charger

The entrance hall provides a practical space for storage and everyday household belongings, while offering direct access to the living room - the heart of the home. The living room is spacious and versatile, accommodating a variety of furniture layouts. Bright and well-lit, it benefits from an abundance of natural light through its well-positioned windows.

Beyond the living room is the recently updated kitchen, featuring a good range of fitted wall and base units with laminate worktops, an extractor hood, and a modern oven and hob. A useful larder cupboard provides excellent additional storage, helping to keep the workspace clear and uncluttered. A door opens directly onto the rear garden, providing convenient access to both the garden and the driveway.

The property offers three well-proportioned



bedrooms, including a generously sized principal bedroom. The additional bedrooms are versatile spaces, equally suited for use as children's rooms, guest accommodation, a home office, or a study. A central hallway separates the bedrooms and bathroom from the main living areas, providing privacy while maintaining a practical living flow. Externally the property provides ample off-street parking for up to four vehicles and leads to a garage/store, ideal for storage, a workshop, or motorbike parking. Gated side access provides a secure route the rear garden.

To the rear, the property enjoys a good-sized garden, predominantly laid to lawn, creating an attractive and low-maintenance outdoor space. A genuine standout feature of this home is its strong energy performance, reflected in an impressive EPC rating of B. The property is fitted with:

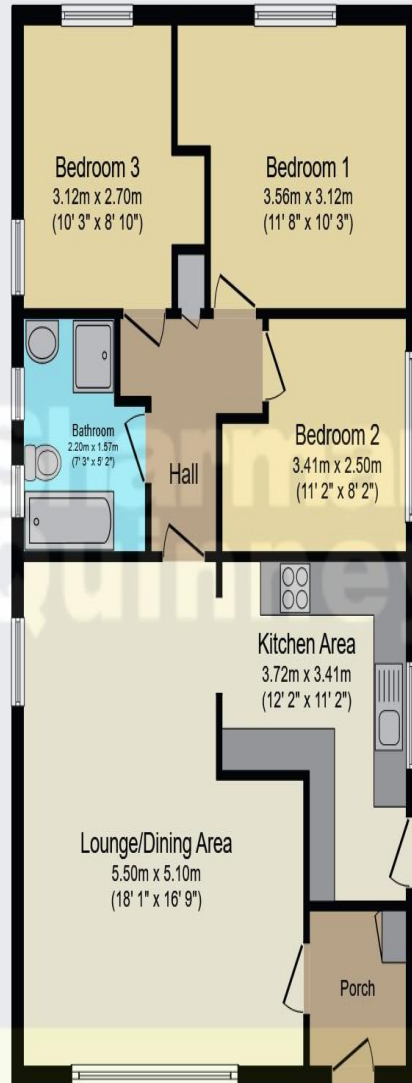
Solar PV panels with an active Feed-in Tariff, helping to offset electricity costs and providing an ongoing income/saving.

A modern combi boiler, delivering efficient heating and hot water on demand.

An EV charger, ideal for electric vehicle owners with easy access from the driveway.

Over is just 10 miles northwest of Cambridge, this property benefits from easy access to the nearby guided bus route, offering direct connections into Cambridge city centre and St Ives. This makes it an ideal location for those seeking a quiet residential setting with close proximity to a local primary school, doctors and pharmacy, while still





Floor Plan

Total floor area: 78.7 sq.m. (847 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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enjoying excellent transport links.

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