



Cumper Lane, West Cambourne Cambridge
£375,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedroom Well Presented Detached Family Home
- En-suite to Principal Bedroom
- Allocated Parking
- Generous Sized Rear Garden
- Popular Modern Development

Situated within a popular modern residential development, this well-presented three-bedroom detached home offers spacious and versatile accommodation, ideal for first-time buyers, growing families, or investors alike.

The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, and a bright and spacious living room providing an excellent space for relaxation and entertaining. To the rear, the modern fitted kitchen/dining room features a range of contemporary units, integrated cooking appliances, ample worktop space, and French doors opening directly onto the rear garden, creating a wonderful indoor-outdoor living environment.

To the first floor, the property offers three well-

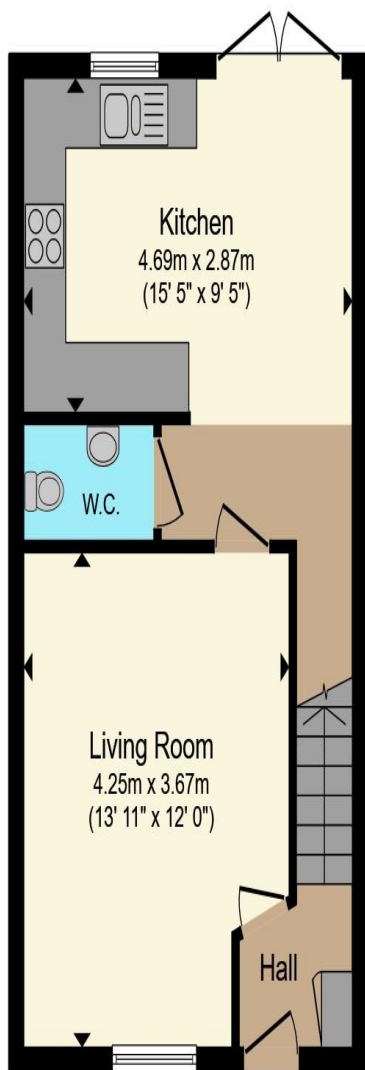


proportioned bedrooms, including a generous principal bedroom with the added benefit of an en-suite shower room. Two further bedrooms are served by a modern family bathroom fitted with a three-piece suite.

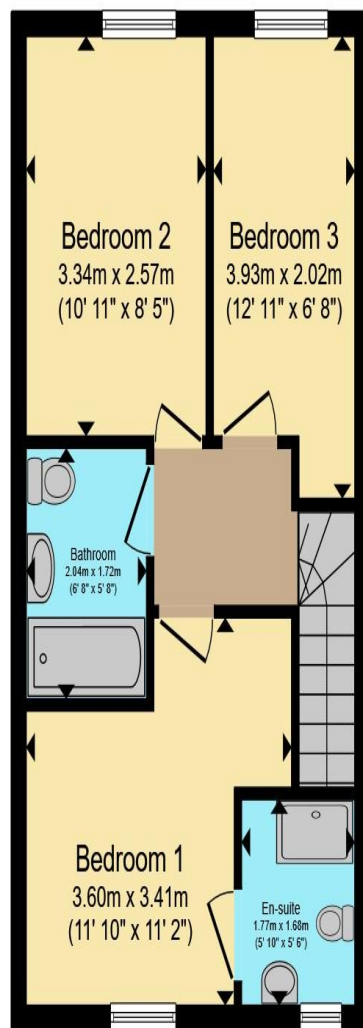
Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn with a patio seating area, providing an ideal space for outdoor dining and family enjoyment. The home also enjoys off-road parking.

Finished in a modern neutral décor throughout and offering approximately 840 sq ft of accommodation, this attractive detached home is ready for immediate occupation and must be viewed to be fully appreciated.





Ground Floor



First Floor

Total floor area 78.0 m² (840 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

**Sharman
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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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