

Brookfield Way, Lower Cambourne Cambridge

£475,000 **Freehold**

Sharman Quinney

Key Features

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- Detached family home in a sought-after location
- En-suite to principal bedroom
- Open-plan kitchen/dining room with French doors to garden
- Converted garage with WC, air conditioning and power
- Carport and driveway parking

Upon entering this stunning family home, you are welcomed by a spacious entrance hall, setting the tone for the beautifully presented accommodation that follows. To the front of the property is a versatile reception room, utilised as a home office, offering excellent flexibility to suit a variety of lifestyles. Following into the impressive open-plan kitchen, thoughtfully designed with a range of contemporary wall and base units, integrated appliances and extensive worktop space, creating a superb environment for modern family living. Completing the ground floor is a stylish cloakroom and a generous dual-aspect living room, flooded with natural light and providing the perfect space for both relaxing and entertaining.







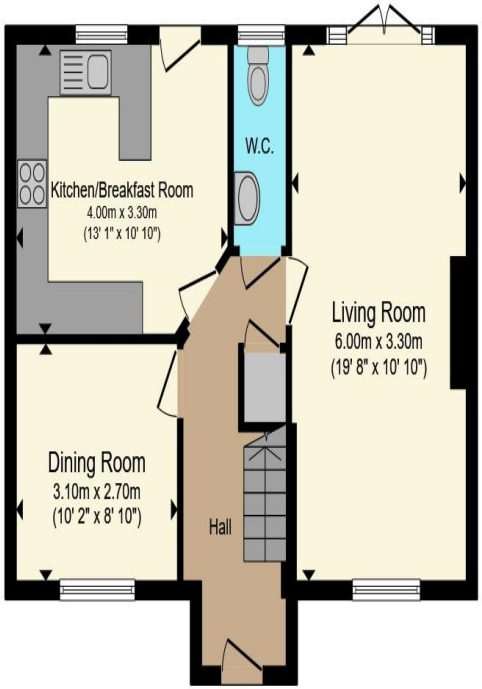
The first floor offers superbly proportioned bedrooms, ideal for growing families. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. A highlight of the property is the impressive second bedroom, created by combining two of the original bedrooms to form a substantial bedroom which spans the width of the home. This luxurious space could serve as a guest suite, dressing room or additional principal bedroom. Should a purchaser require further accommodation, the layout offers the opportunity to easily reinstate the original fourth bedroom. A further generously sized bedroom and a beautifully presented family bathroom complete the first-floor accommodation.

Outside, the property continues to impress with a private rear garden featuring a generous patio terrace, established planting and lawned areas, creating a wonderful setting for outdoor entertaining, family gatherings or simply relaxing in the warmer months.

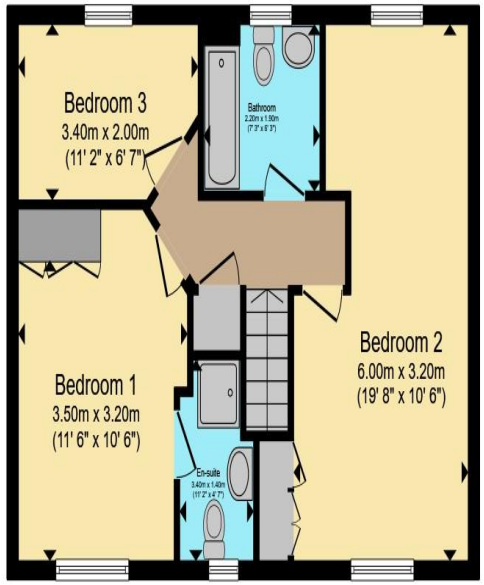
A driveway and carport to the side of the property provide ample off-road parking and lead to a







Ground Floor



First Floor



Outbuilding

Total floor area 107.1 m² (1,152 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

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superbly converted garage. Complete with air conditioning, a WC, wash basin and multiple power points, this highly versatile space is perfectly suited as a home office, gym, studio, games room or additional reception area.

Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer. Contact our friendly team today to arrange your viewing.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity 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.

To view this property call Sharman Quinney on: **01954 710620**

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The Property Ombudsman