



Wimpole Road, Great Eversden Cambridge  
**£450,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Desirable village location
- Extended family home
- Open plan kitchen / diner with garden views
- Three good sized bedrooms
- Ground floor WC

Stepping inside, an entrance porch leads into a welcoming hallway, setting the tone for the rest of the home. The cosy living room offers a comfortable retreat, while the reconfigured and extended kitchen/diner is the heart of the home. Along with a second reception room this bright and spacious area benefits from stunning views over the expansive rear garden and is bathed in natural light, creating an ideal space for both everyday family life and entertaining guests.

Upstairs, there are two generously sized double bedrooms, a well-proportioned single bedroom, and a family bathroom. The property has also been enhanced by the conversion of the former single garage, now incorporating a convenient ground-floor WC with ample storage space.



One of the most impressive features of this home is the extensive 180ft rear garden. Mainly laid to lawn and bordered by mature trees and shrubs, the garden provides a private and tranquil outdoor space, but also offers a well-maintained vegetable plot for those with a passion for gardening. A newly installed decked area adds to its appeal whilst the front of the property boasts ample off-road parking.

Additional benefits include an air source heat pump, installed in 2022, providing an efficient and environmentally friendly heating solution.

Entrance porch

Entrance hall

Downstairs WC - 3.63m x 1.66m (11'9 x 5'4)

Living room - 3.63m x 4.00m (11'9 x 13'1)

Kitchen area - 5.81m x 2.40m (19' x 7'8)

Second reception - 2.94m x 2.80m (9'6 x 9'1)

First floor landing

Bedroom one - 3.42m x 3.60m (11'2 x 11'8)

Bedroom two - 2.66m x 3.61m (8'7 x 11'8)

Bedroom three - 2.77m x 3.09m (9'0 x 10'1)

Bathroom - 1.8m x 2.12m (5'9 x 6'9)

Garage / store room - 3.23m x 3.12m (10'5 x 10'2)







**Ground Floor**



**First Floor**


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.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01223 844760**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

 01223 844760

 49 Woollards Lane, Great Shelford, CAMBRIDGE,  
Cambridgeshire, CB22 5LZ

 greatshelford@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS102896 - 0002

