



Byron Square, Trumpington Cambridge
£475,000 Freehold

**Sharman
Quinney**

Key Features



- Versatile 3/4 bedroom family home
- Spacious sitting room and extended kitchen / diner
- Converted garage with kitchenette, shower and bedroom
- Three well-proportioned bedrooms
- Enclosed rear garden and ample off road parking

The property opens into a welcoming entrance porch leading to a central hallway. A spacious sitting room offers ample room for relaxation and entertaining. To the rear, a modern kitchen diner has been extended to create a bright and airy dining space, ideal for family meals and gatherings.

One of the standout features of this home is the converted garage, which is currently used as an additional living area with a kitchenette, bedroom, and shower room. This space is accessible via its own private entrance or through the main house, making it perfect for guests, older children or even as a home office.

Upstairs, the home offers two generous double



bedrooms, a well-proportioned single bedroom, and a family bathroom.

To the rear, a private garden is mainly laid to lawn with a patio area ideal for outdoor dining. At the front, there is ample off-road parking.

Situated in the popular Trumpington district, the property provides excellent access to Addenbrooke's Hospital, the Cambridge Biomedical Campus, and the M11, making it an ideal base for professionals and families alike.

Porch

Entrance hall

Sitting room - 3.67m x 4.21m (12' x 13'10")

Kitchen / dining room - 6.38m max x 3.44m max (20'11" x 11'3")

Inner hallway

Kitchenette - 5.30m (17'5") max x 2.33m (7'8")

Bedroom three - 4.70m x 2.33m (15'5" x 7'8")

Shower room

First floor landing

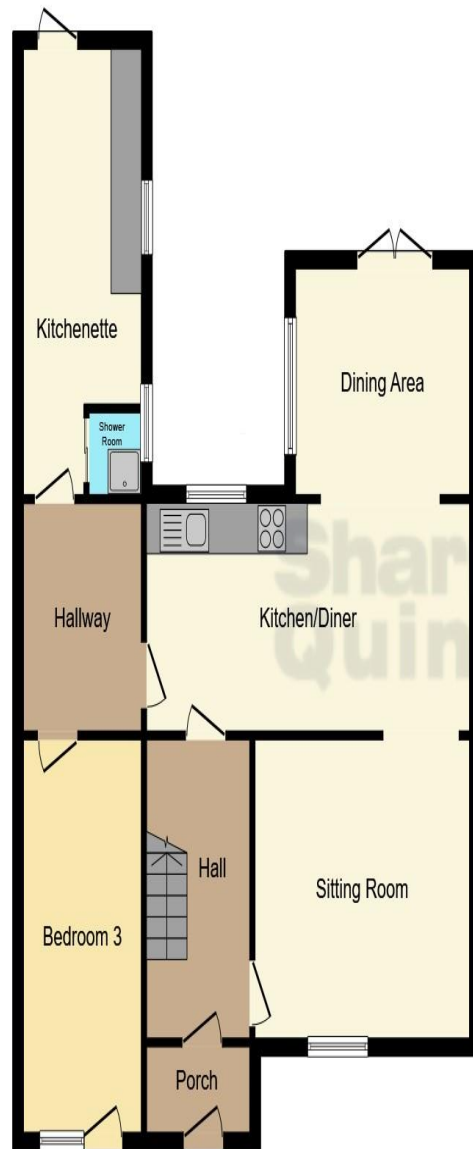
Bedroom one - 3.55m x 4.24m (11'8" x 13'11")

Bedroom two - 2.71m x 4.24m (8'11" x 13'11")

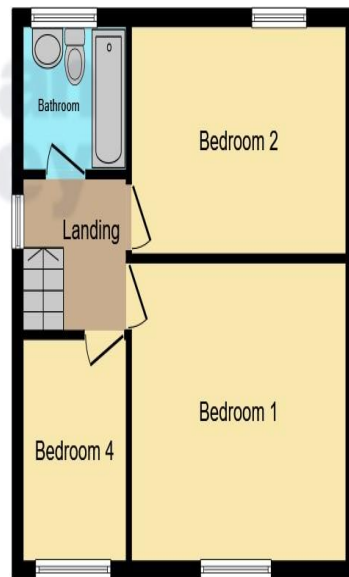
Bedroom four - 2.73m x 2.04m (8'11" x 6'8")

Bathroom





Ground Floor



First Floor

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