



Ring Fort Road, CAMBRIDGE
Offers Over £450,000 Freehold

**Sharman
Quinney**

Key Features



- Modern family home
- Versatile living accommodation
- Ground floor study
- Generous living room
- Bedroom one with en-suite plus Juliette balcony

On the ground floor, you are welcomed into a bright and spacious entrance hall, complete with a handy storage cupboard to keep the space neat and organized. A downstairs cloakroom adds further convenience. The ground floor also features a versatile study, which can double as a single bedroom depending on your needs. To the rear, the heart of the home is undoubtedly the contemporary open-plan kitchen and dining area. This modern space is perfect for entertaining and family meals, with sleek fittings and plenty of natural light pouring in through the patio doors, which lead out to a low-maintenance rear garden, ideal for relaxing or socializing.

The first floor is equally impressive, offering a light and airy living room that provides a peaceful retreat for relaxation. This space is flexible and



could easily be used as an additional bedroom if required. Also on this floor is the third bedroom, which is well-proportioned and would suit a variety of uses, along with a stylish family bathroom fitted with modern fixtures and finishes.

The top floor is dedicated to two generous double bedrooms, both with built in wardrobes and both designed with comfort in mind. The primary bedroom is a standout feature, boasting a Juliette balcony that brings in an abundance of natural light and a luxurious en-suite shower room, ensuring privacy and convenience. The second double bedroom is equally spacious and enjoys the same high-quality finish, making it perfect for family members or guests.

Externally, the property benefits from a low-maintenance rear garden, designed for practicality and enjoyment, and allocated parking to the rear, providing secure and convenient access. This home combines thoughtful design with a highly sought-after location, making it an ideal choice for families or professionals looking for a stylish and functional home in Cambridge.

Entrance hall

Downstairs WC

Open plan kitchen / diner - 4.10m x 5.4m (13'5 x 17'9)

Study - 1.95m x 3.2m (6'5 x 10'6)

First floor landing

Living room - 4.15m x 4.4m (13'7 x 14'5)





Bedroom three - 2.0m x 4.20m (6'7 x 13'9)
 Second floor landing
 Bedroom one - 3.45m x 3.05m (11'4 x 10')
 En-suite
 Bedroom two - 4.20m x 2.30m (13'9 x 7'7)

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

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