



Cranesbill Close, Cambridge  
**Guide Price £475,000 Freehold**

**Sharman  
Quinney**



# Key Features

🛏️ 3 🚿 2 💡 B 🏠 D

- Three generously sized bedrooms, including ensuite bathroom
- Three-story layout
- Allocated parking
- Prime location
- Low maintenance garden

The well-designed ground floor features a stylish kitchen with modern appliances and plenty of counter space, a spacious living room perfect for both relaxation and entertaining, and a convenient storage cupboard. Plus, a downstairs WC for added convenience.

The enclosed rear garden features French doors, seamlessly connecting indoor and outdoor living spaces. There is also rear access leading to both allocated parking spots for added convenience

The first floor offers a family bathroom for added convenience and two generously sized bedrooms, providing comfortable living spaces for children, guests, or additional family members.

On the top floor, you'll find an airy master

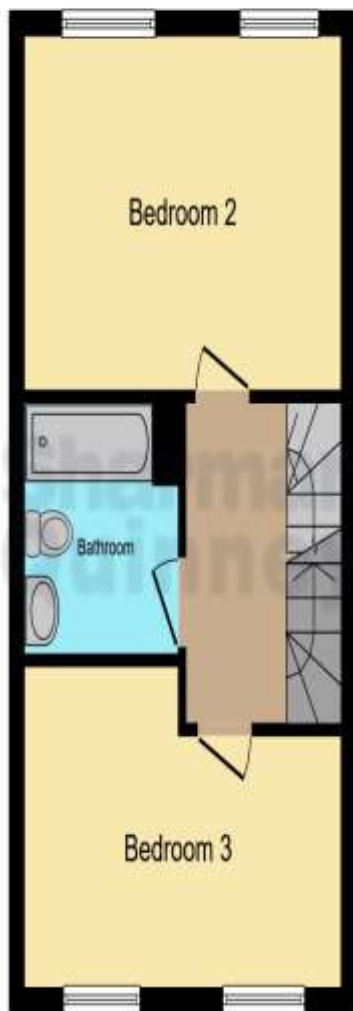


bedroom with plenty of natural light with ample storage rooms and units. The master suite also includes a private en-suite modern shower room, perfect for added privacy and convenience.

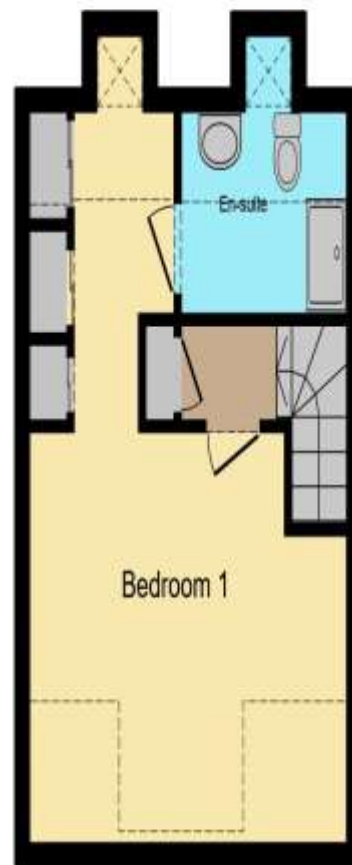




**Ground Floor**



**First Floor**



**Second 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 426139**



# Selling your property?

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

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@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: ORP102001 - 0001

