



Pyrethrum Way, Willingham Cambridge  
**£425,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Detached property
- Detached garage with lights and power
- Enclosed garden
- Spacious living room
- Three double bedrooms

Situated in a peaceful cul-de-sac, this three-bedroom detached home offers a perfect balance of comfort and privacy.

On the ground floor, you are greeted with a spacious living room, ideal for both relaxing and entertaining. Parallel from the living room there is also a versatile dining room offering flexibility to be used as a dining area, a second lounge, a playroom or even a home workspace-adapting to suit your needs. Completing this, is the well-appointed yet compact kitchen, making efficient use of space with ample storage and kitchen appliances. You will also find a downstairs WC for added convenience.

On the first floor, a bright landing leads to three well-proportioned bedrooms, including a master bedroom with an en-suite for added privacy and



convenience. The additional bedrooms are perfect for family members, guests, or a home office, all served by a stylish family bathroom.

Outside, the enclosed garden offers a private retreat, ideal for outdoor dining, children's play or simply unwinding. Also included, is a spacious garage with allocated parking for up to three cars and on-road parking is also available near the property, being situated in a quiet cul-de-sac.

The village of Willingham both offers convenient and peaceful living, being so close to the City of Cambridge and with local amenities close by. Within Willingham there are pharmacy and doctor facilities, a primary school within walking distance and a secondary school in the neighbouring village of Cottenham and Swavesey.

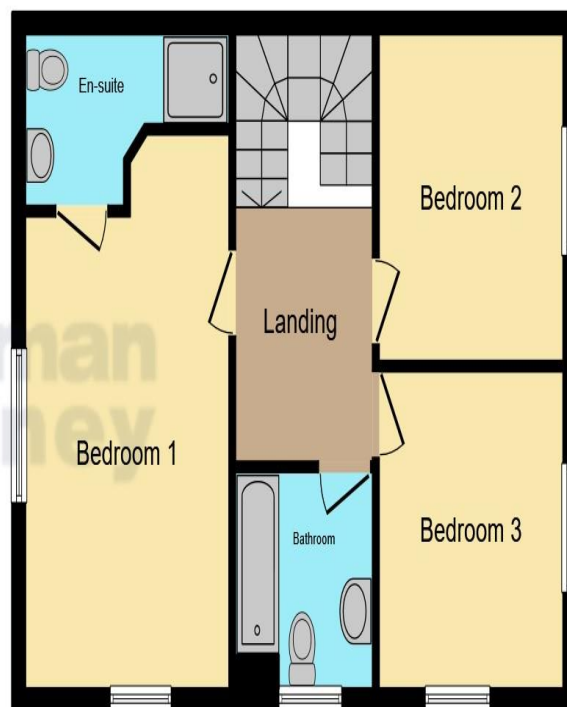
- Living Room 6.02m x 3.06m
- Dining Room 3.51m x 3.16
- Kitchen 2.77m x 2.82m
- Bedroom one 5.18m x 3.12m
- En suite 1.58m x 3.12m
- Bedroom two 3.01m x 2.82m
- Bedroom three 2.92m x 2.82m
- Bathroom 1.99m x 2.10m







**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:  
**01954 710620**

# Selling your property?

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

 01954 710620

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

 [cambourne@sharmanquinney.co.uk](mailto:cambourne@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: ORP102003 - 0002

