



Sweetpea Way, Cambridge
£144,000 Leasehold

**Sharman
Quinney**

Key Features



30% Shared Ownership
£620.00 Rent pcm

99 Years remaining as of 27 Mar 2009

£585.00 Ground Rent p/a

Review due: 10/2025

£35.00 Service Charge p/a

Review due: Ask Agent

- 30% share available
- Modern family home
- Versatile living accommodation
- Spacious bedrooms
- Modern annex
- Desirable location
- Local amenities nearby
- EPC rated C



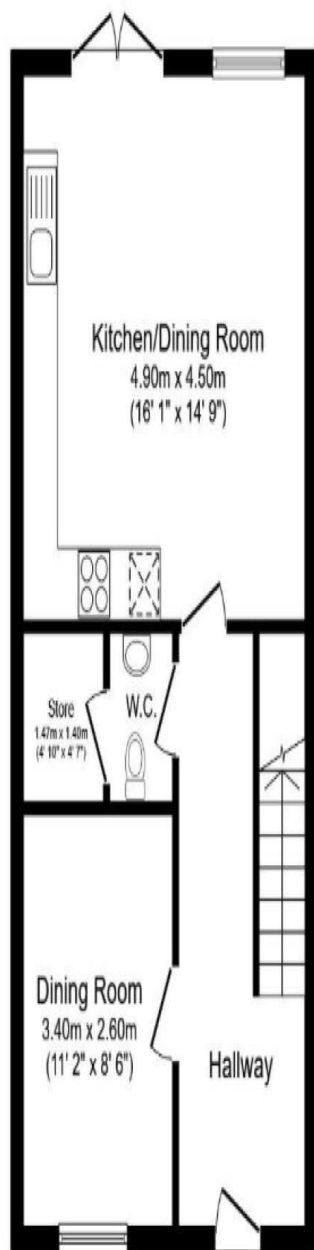
Apon entering the home, you're greeted by a bright and inviting entrance hall that leads through to a contemporary kitchen/dining room, complete with ample workspace, quality fittings and space for a dining table- making it the heart of the home for everyday living and entertaining. At the front of the property a versatile reception room offers flexibility for the homeowner's needs. You will also find a convenient WC and storage cupboard, completing the ground floor.

The master bedroom spans much of the first floor, offering a generous and private retreat. It features a spacious walk-in wardrobe, providing plenty of storage and dressing space. A modern family bathroom is also located on this level, complete with contemporary fixtures and stylish fittings.

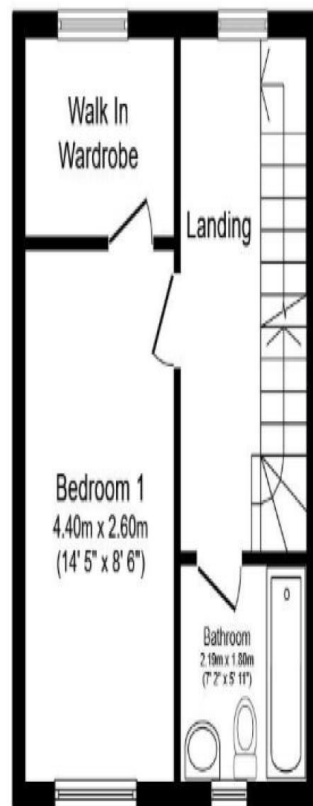
On the top floor, you'll find two further well-proportioned double bedrooms, each offering bright and airy accommodation-ideal for children, guests, or additional workspace. A second bathroom on this floor adds convenience and privacy for larger households or visiting family and friends.

Outside, the enclosed rear garden is private and enclosed, and the standout feature is the modern annex thoughtfully designed with its own entrance. Whether it's used as a guest suite, home office, or an independent living space, it offers complete flexibility with stylish and contemporary finishes.

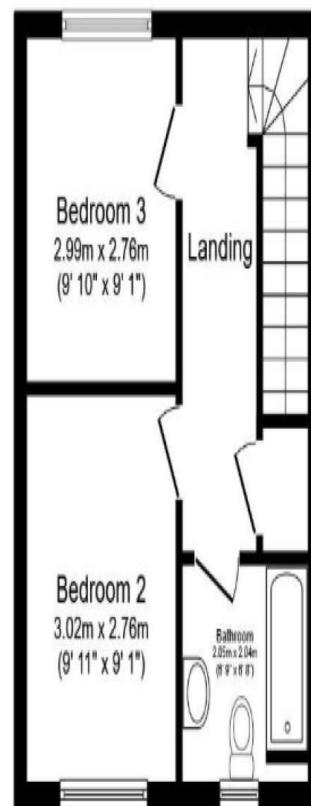




Ground Floor



First Floor



Second Floor

Measurements

Kitchen/diner - 4.90m x 4.50m / 16'0 x 14'7

Dining room - 3.40m x 2.60m / 11'1 x 8'5

Bedroom one - 4.40m x 2.60m / 14'4 x 8'5

Bathroom one - 2.19m x 1.80m / 7'1 x 5'9

Bedroom two - 3.02m x 2.76m / 9'9 x 9'0

Bedroom three - 2.99m x 2.76m / 9'8 x 9'0

Bathroom two - 2.05m x 1.80m / 6'7 x 5'9

To view this property call Sharman Quinney on:
01223 426139

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home valuation.

01223 426139

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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:ORP101493 -

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