



Cranesbill Close, Cambridge  
**Offers In Excess Of £550,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Semi Detached Family Home in Orchard Park
- Four Double Bedrooms
- En Suite to Master Bedroom
- Spacious Open-Plan Living/Dining Area with Side Bay Window
- Additional Loft Space Offering Potential for Extra Rooms
- Attached Garage with EV Charging Point
- 107.9 Total Square Meters

The ground floor offers generous living accommodation, beginning with a well-appointed kitchen positioned to the front of the property. The kitchen provides ample worktop space and benefits from built-in appliances, along with useful cupboard storage to help keep the home clutter-free.

To the rear, the lounge/dining room offers an excellent space for both relaxing and socialising. The bay window to the side of the property creates a dedicated dining area, enhancing both space and natural light. Double patio doors provide direct access to the garden, ensuring the downstairs layout remains bright and light-filled throughout the day. Completing the ground floor is a convenient WC, ideal for family living and guests.



Upstairs, the property benefits from four well-proportioned bedrooms, offering excellent versatility to suit a range of family needs. The property provides ample loft space, with potential to change into a bedroom or can be used for additional room or loft space.

The master bedroom enjoys the advantage of a spacious en-suite shower room along with extensive built in storage units, providing both comfort and practicality whilst offering additional space for bedroom furniture.

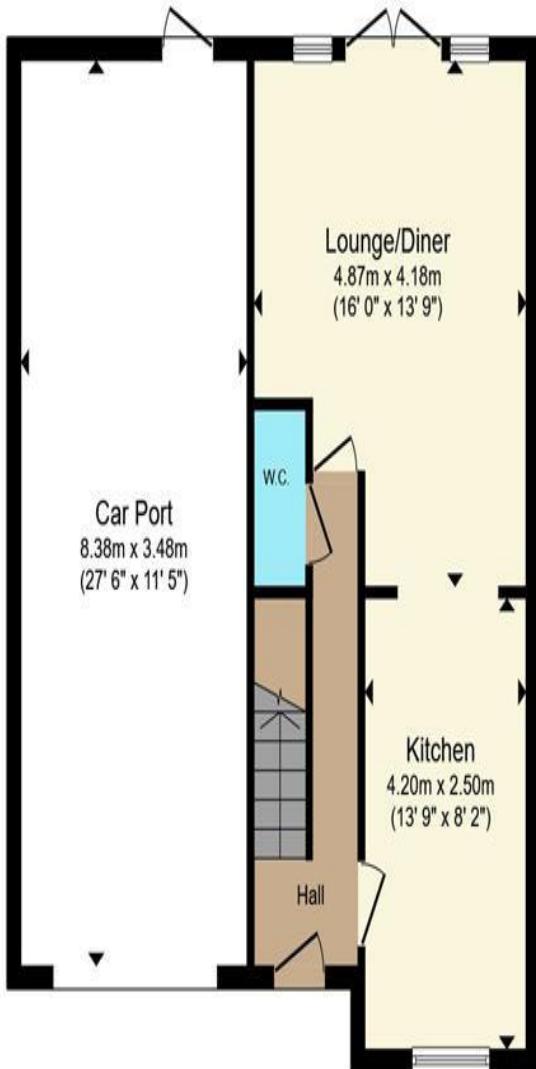
The second and third bedrooms are both generous double rooms, each filled with natural light and benefitting from built-in storage solutions. These rooms are ideal for growing children, guests, or additional family members, comfortably accommodating double beds and further furnishings.

Bedrooms four, also a double room, is particularly versatile and would suit a variety of uses. Whether required as a home office, study, children nursery, dressing room, or guest bedroom, this space adapts easily to changing family needs while still offering comfortable proportions.

Outside, the property benefits from a well maintained and easily manageable rear garden providing outdoor space for dining, entertainment or family enjoyment. Additionally, there is a convenient attached garage, offering secure parking and valuable additional storage.

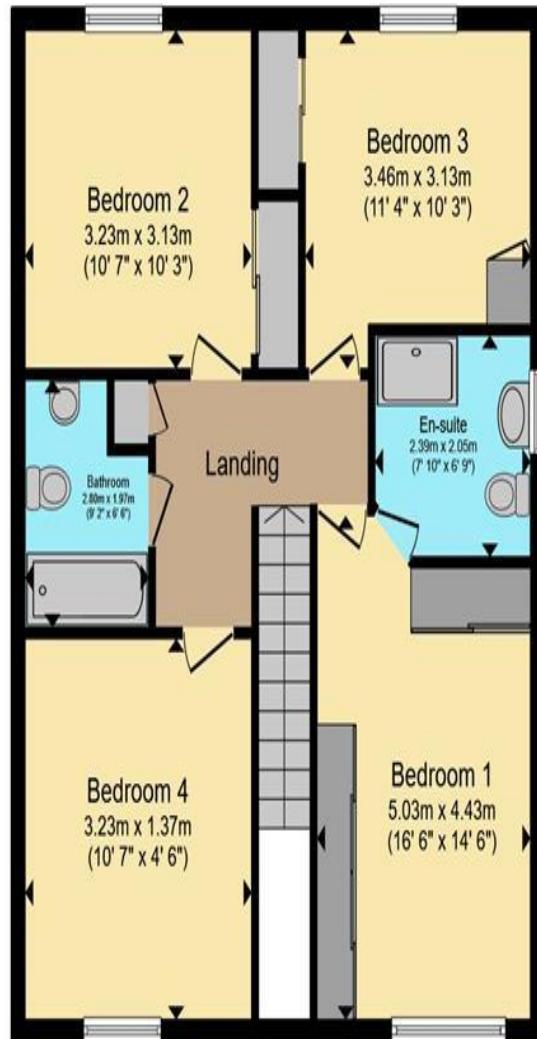
Orchard Park is a highly regarded, modern residential community on the northern edge of Cambridge. The





Total floor area 107.9 m<sup>2</sup> (1,162 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



area offers excellent local amenities, including nearby shops, schools, and bus connections, making daily life convenient.

It is strategically located close to Cambridge North Station and offers easy access to the A14 and M11, providing swift connections to London and other key destinations. Orchard Park is popular with families and professionals alike, offering a well-planned, vibrant neighbourhood with the benefits of modern living while remaining more affordable than central Cambridge.

Kitchen - 4.20m x 2.50m / 13'9 x 8'2

Living room/diner - 4.87m x 4.18m / 16'0 x 13'9

Bedroom one - 5.03m x 4.43m / 16'6 x 14'6

En-Suite Shower room - 2.39m x 2.05m / 7'1 x 6'9

Bedroom two - 3.23m x 3.13m / 10'7 x 10'3

Bedroom three - 3.46m x 3.13m / 11'4 x 10'3

Bedroom four - 3.23m x 1.37m / 10'7 x 4'6

Family bathroom - 2.80m x 1.97m / 9'2 x 6'6

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To view this property call Sharman Quinney on:  
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