



Websters Way, Over Cambridge  
**£285,000 Freehold**

**Sharman  
Quinney**

# Key Features

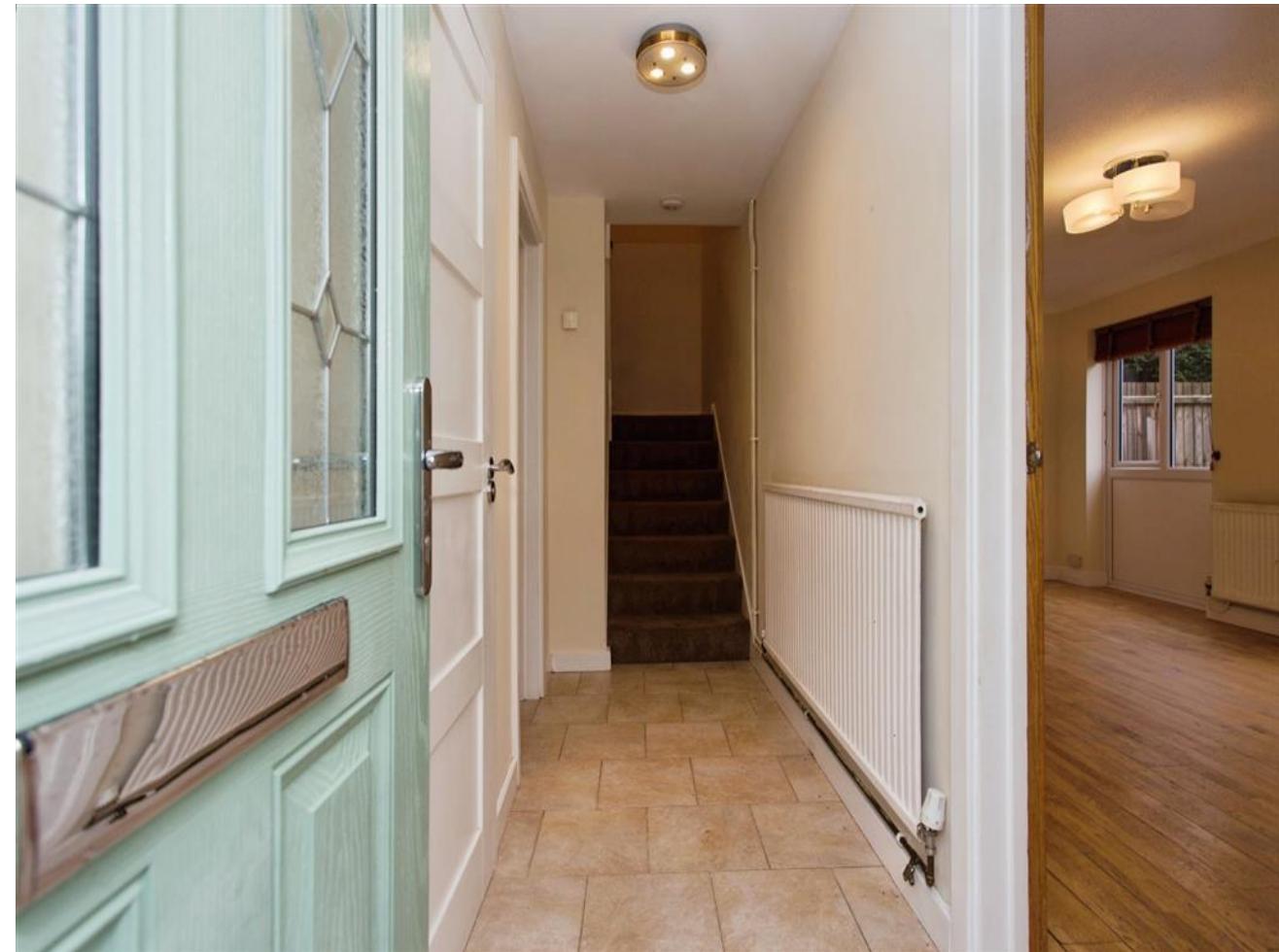


- Semi-Detached House
- Four Bedrooms
- Spacious Living Room
- Open Plan Style Kitchen/Diner
- Family Bathroom

Downstairs, the property welcomes you with a spacious entrance hallway and a convenient ground floor wc, comprising a wash basin, heated towel rail, and tiled flooring. The kitchen / diner provides a generous and comfortable open-plan space with ample storage options, making it ideal for both everyday use and entertaining.

The living room is bright and well-proportioned space, offering excellent flexibility with plenty of space to accommodate a full range of living room furniture. Double patio doors open directly onto the rear garden, allowing an abundance of natural sunlight to fill the room.

Upstairs, the property offers four well-proportioned bedrooms, consisting of two double rooms and two single bedrooms.



The two smaller rooms are versatile in use and would be well suited as children's bedrooms, guest rooms, or home office spaces. The accommodation is completed with a family bathroom serving all bedrooms and the upstairs.

Externally, both the front and rear gardens are laid to lawn, offering private and well-maintained outdoor spaces ideal for family use. The property further benefits from side access and a single garage, which can be accessed directly from the rear garden.

Set in a peaceful cul-de-sac just 10 miles northwest of Cambridge, this property benefits from easy access to the nearby guided bus route, offering direct connections into Cambridge city centre and St Ives. This makes it an ideal location for those seeking a quiet residential setting while still enjoying excellent transport links to urban amenities.

#### Measurements

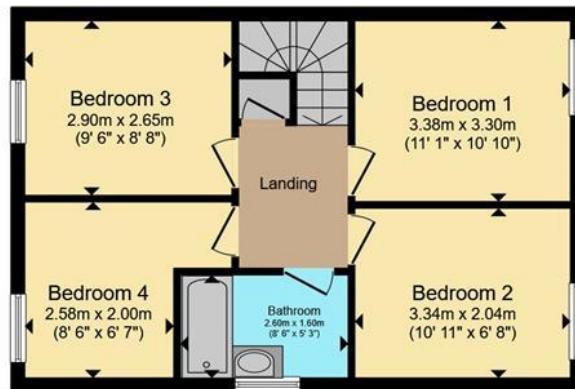
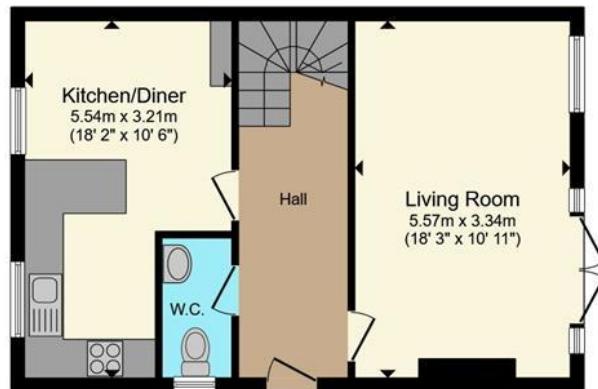
Kitchen / diner - 5.54m x 3.21 / 18'2 x 10'6

Living Room - 5.57m x 3.34m / 18'3 x 10'11

Bedroom one - 3.38m x 3.30m / 11'1 x 10'10

Bedroom two - 3.34m x 2.04m / 9'6 x 8'8





Bedroom three - 2.90m x 2.65m / 9'6 x 8'6

Bedroom four - 2.58m x 2.00 / 8'6 x 6'7

Total floor area 93.5 m<sup>2</sup> (1,006 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)



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