



Hopkins Close, Cambridge  
**£425,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Semi detached
- Three bedrooms
- Spacious living room
- Potential to add value
- Modernisation and updates required
- Single garage
- Driveway parking

On the ground floor, the property offers a spacious living room and well-proportioned kitchen with ample space for a dining area. The kitchen is filled with natural light from double glazed windows and presents an excellent opportunity to modernise and potentially reconfigure the layout.

Extended from the living room is the conservatory, providing a bright and flexible space ideal for additional dining, an office / study room or a children's nursery.



The first floor offers three bedrooms and a family bathroom. The two principal bedrooms are well-proportioned doubles, providing comfortable and flexible accommodation. The third bedroom is a versatile space, ideal for use as a child's bedroom, guest room, or a home office.

Outside the property offers a single garage and driveway parking, along with a rear garden which wraps around from the left of the property and the right of the garage. The garden is easily accessible from both the living room and conservatory.

Located on Hopkins drive, the property is located in a very popular area of Cambridge, offering access to Cambridge North station, highly regarded local schools and within easy reach of the city centre.

#### Measurements

Living room - 5.32m x 3.43m (17'5" x 11'3")

Kitchen - 2.76 x 2.39m (9'1" x 7'10")

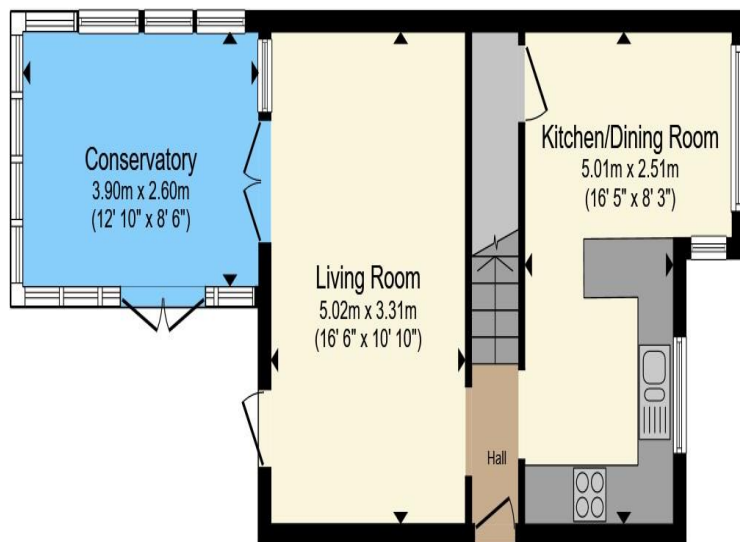
Bedroom 1 - 3.43m x 2.81m (11'3" x 9'3")

Bedroom 2 - 2.51 x 2.49m (8'3" x 8'2")

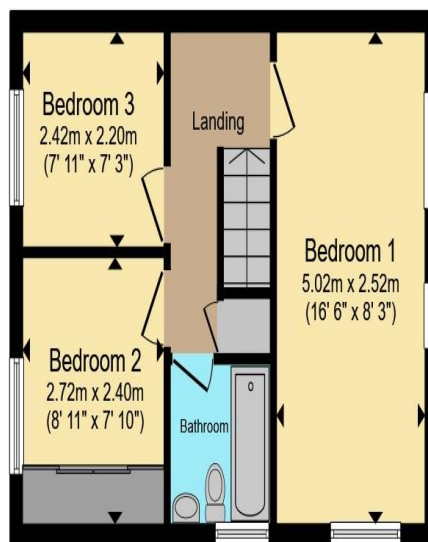
Bathroom - 2.49 m x 1.46m (8'2" x 4'9" )







**Ground Floor**



**First Floor**

Total floor area 81.5 m<sup>2</sup> (877 sq.ft.) approx

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