



Peverel Road, Cambridge  
**£475,000** Freehold

**Sharman  
Quinney**

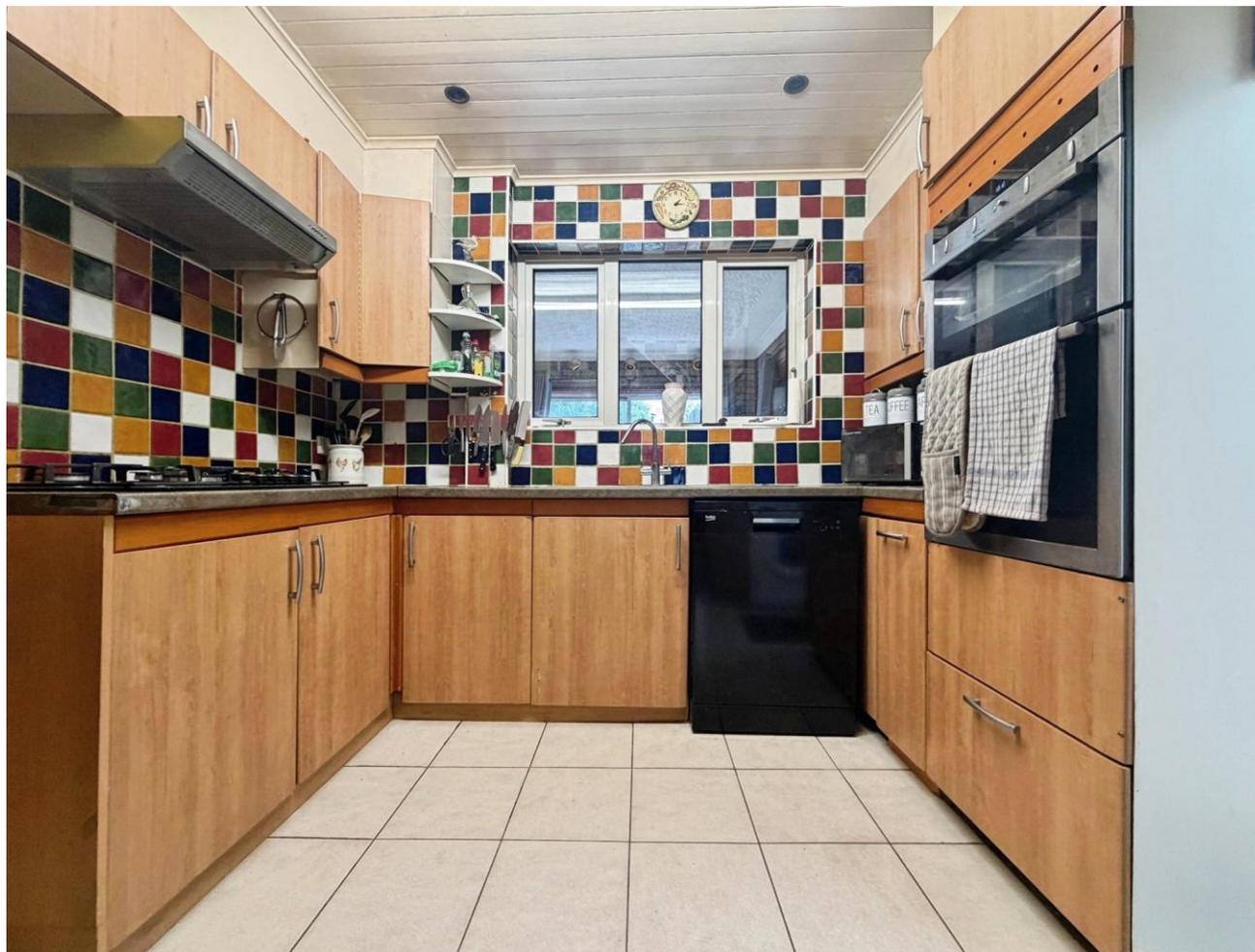
# Key Features



- Semi-detached home
- 4/5 bedrooms
- Spacious reception rooms
- Ensuite to master bedroom
- Utility room and downstairs wc
- Driveway parking
- 1,463 total sq ft

Upon entering, you are welcomed by a spacious entrance hall providing access to the principal reception rooms and staircase to the first floor. To the front of the property, the bright and comfortable living room with ample space for furniture whilst offering space for both relaxing and entertaining.

The dining room sits centrally within the home with easy access to both the living areas and kitchen. The kitchen is well-positioned and functional, with a gas hob, electric oven and space for a dishwasher and washing machine - whilst the kitchen also provides ample worktop and storage space and leads through to a useful lean-to area.



A versatile study room located to the to the front. Right hand side of property provides a perfect space for home working, a hobby room, or even a potential ground floor bedroom if required. Practicality is further enhanced by a separate utility room and a convenient downstairs wc, with room for additional white goods and storage. The utility room also has easy access to the rear garden.

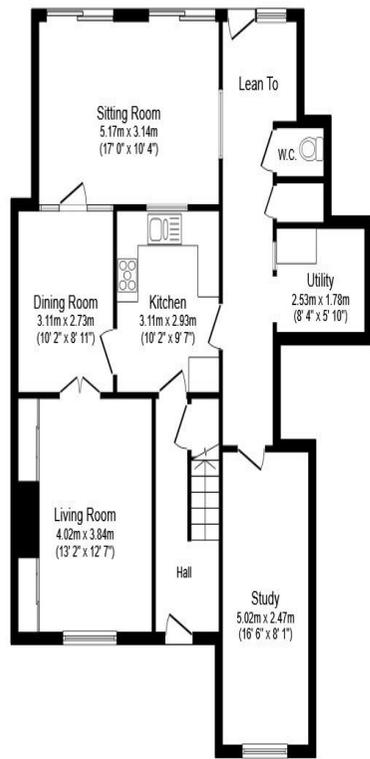
To the first floor, the landing provides access to three well-proportioned bedrooms, offering comfortable accommodation for family members or guests. A shower room serves this level.

The second floor features an impressive double bedroom, creating a private space ideal as a principal suite or guest room. The room benefits from fitted wardrobes, providing excellent storage, along with its own en-suite shower room for added comfort and privacy.

Externally, the property benefits from a well-sized rear garden. An impressive studio / workshop space is positioned at the back of the garden with excellent scope to update or create a larger garden space. To the front of the property, a spacious driveway providing private and excellent parking options.

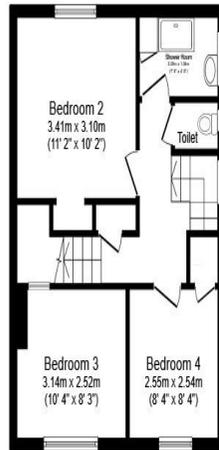
Peveler road is a well-established residential area within Cambridge, with easy access to local schools, shops and transport links. Conveniently





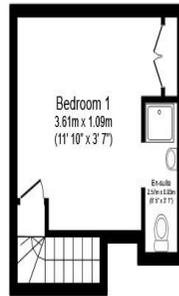
### Ground Floor

Floor area 90.8 sq.m. (978 sq.ft.)



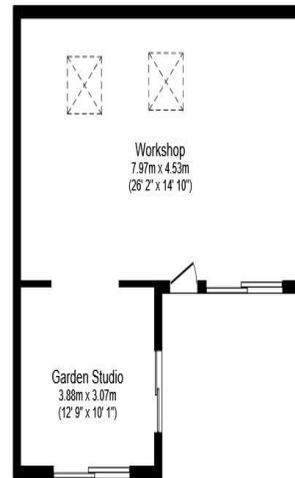
### First Floor

Floor area 41.5 sq.m. (446 sq.ft.)



### Second Floor

Floor area 19.3 sq.m. (208 sq.ft.)



### Outbuilding

Floor area 48.2 sq.m. (518 sq.ft.)

located near the Cambridge science park, Cambridge city centre and the North train station this property proves to be a great opportunity for first time buyers and home movers looking to put their own stamp on a property.

- Living room - 4.02m x 3.84m / 13'2 x 12'7
- Sitting room - 3.12m x 5.14m / 10'2 x 16'8
- Dining room - 3.10m x 2.73m / 10'1 x 8'11
- Kitchen - 3.11m x 2.93m / 10'2 x 9'7
- Bedroom five / study - 5.02m x 2.47m / 16'6 x 8'1
- Utility - 1.72m x 2.50m / 5'6 x 8'2
- Bedroom one - 3.61m x 3.20m / 11'10 x 10'4
- Bedroom two - 3.10m x 3.41m / 10'2 x 11'2
- Bedroom three - 2.49m x 3.11m / 8'1 x 10'2
- Bedroom four - 2.52m x 2.53m / 8'2 x 8'3

Total floor area: 199.8 sq.m. (2,150 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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