



Websters Way, Over Cambridge  
**Guide Price £265,000 Freehold**

**Sharman  
Quinney**

# Key Features

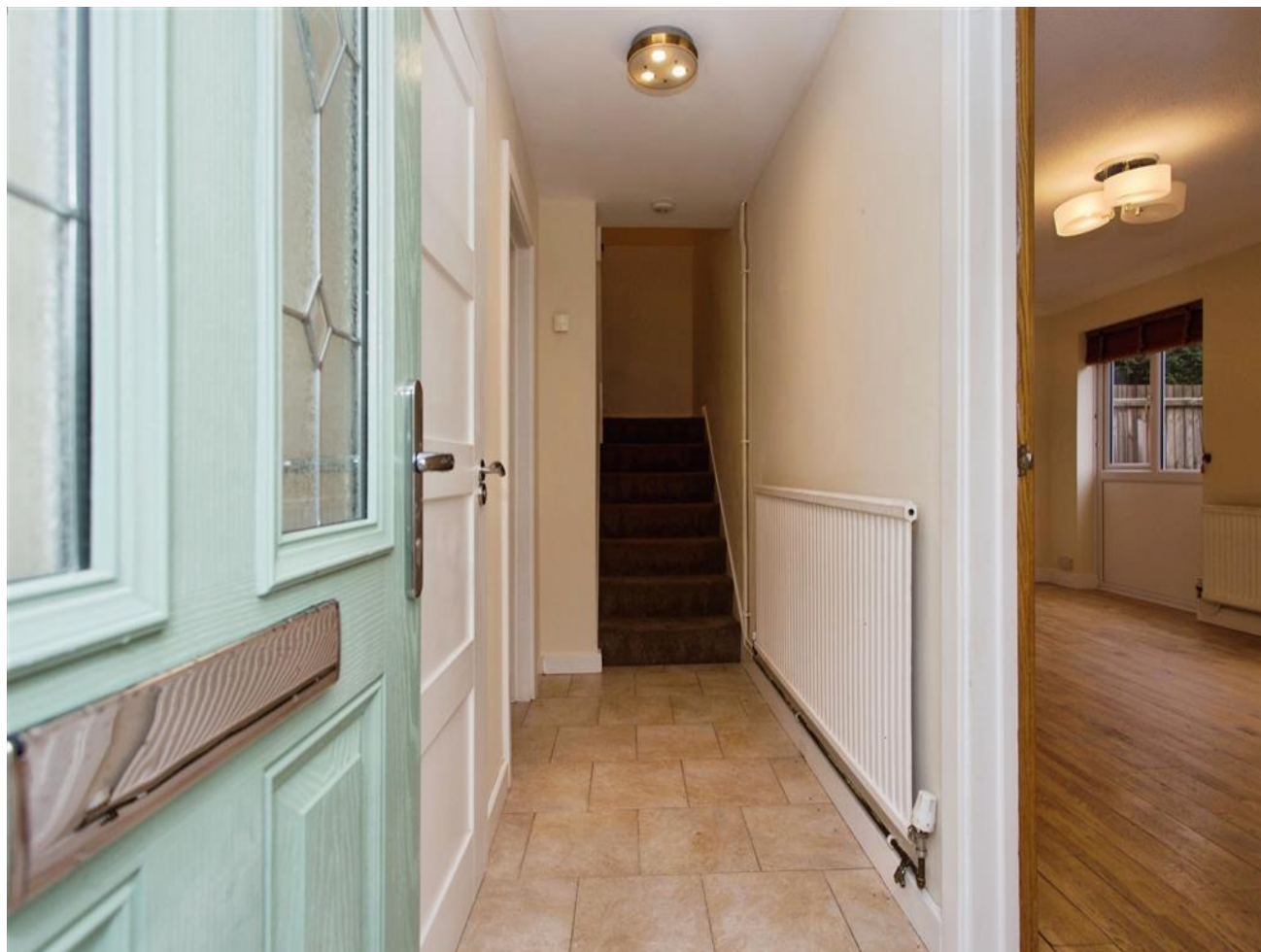


- Semi-Detached House
- Four Bedrooms
- Spacious Living Room
- Open Plan Style Kitchen/Diner
- Family Bathroom
- Desirable Location

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

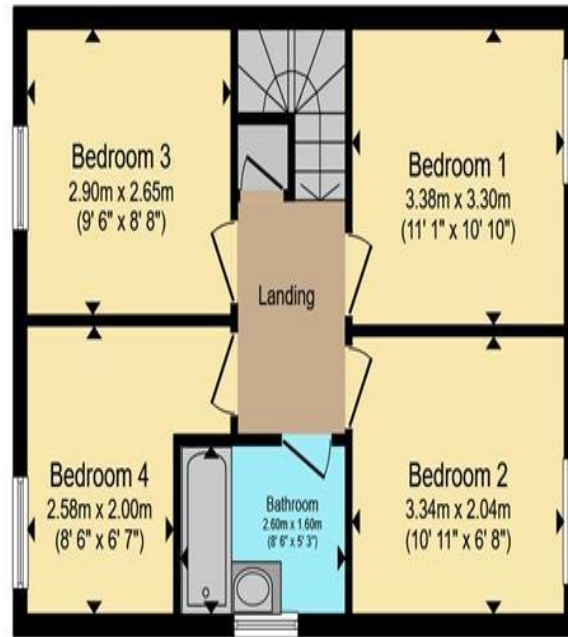
Bedroom one - 3.38m x 3.30m / 11'1 x 10'10

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





**Ground Floor**



**First Floor**

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)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01223 426139**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



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: ORP102228 - 0005

