



Peverel Road, Cambridge
£450,000 Freehold

**Sharman
Quinney**

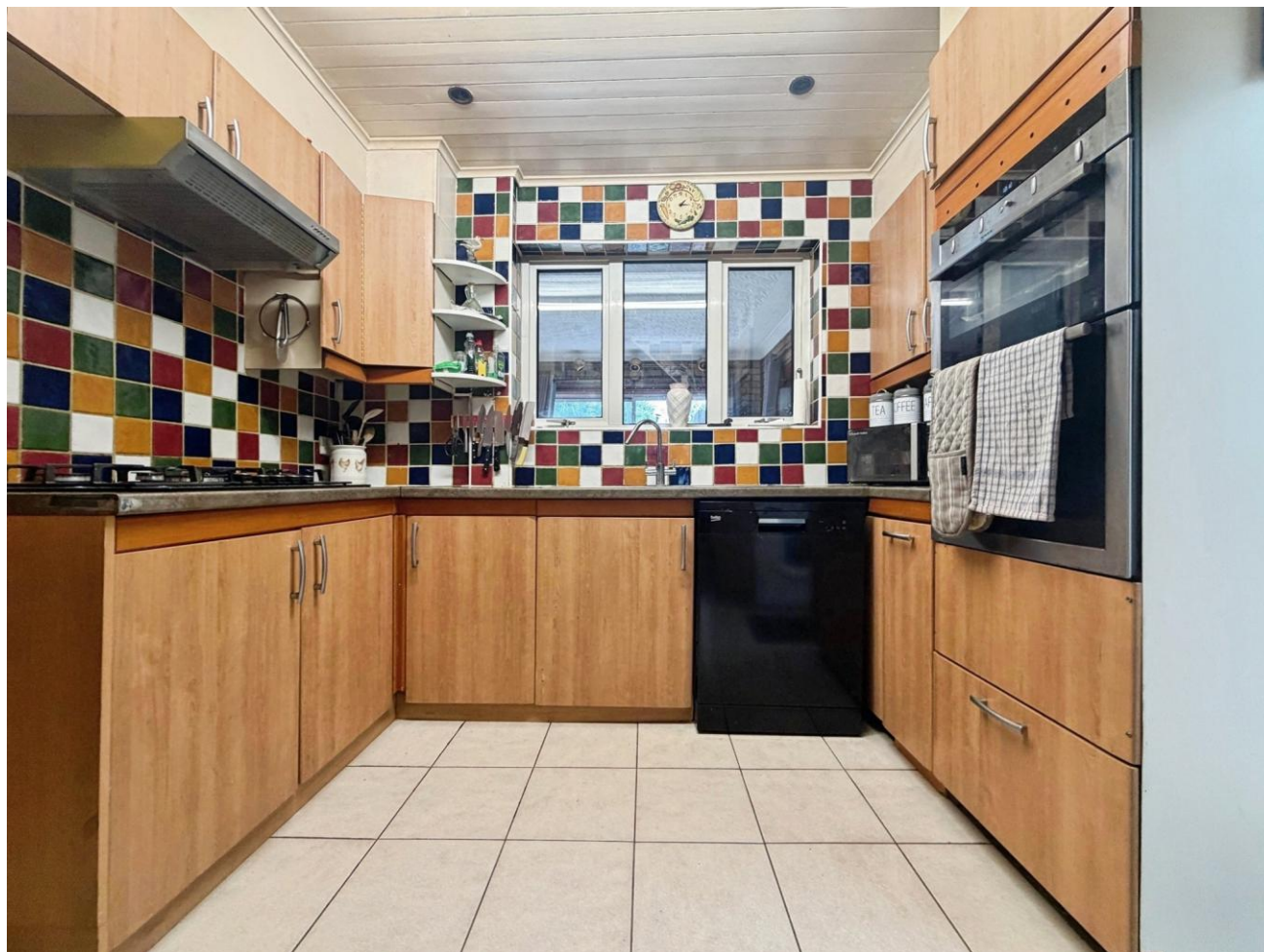
Key Features



- 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
- Non Standard Construction

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.

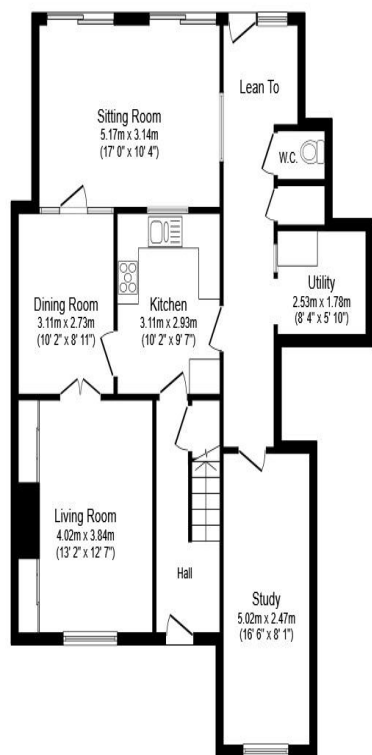
To the first floor, the landing provides access to three well-proportioned bedrooms, offering comfortable accommodation for family members or guests. A shower room serves this level.

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.

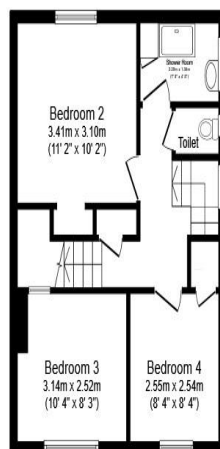
Peveler road is a well-established residential area within Cambridge, with easy access to local schools, shops and transport links. Conveniently





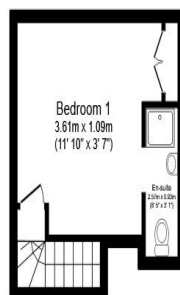
Ground Floor

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



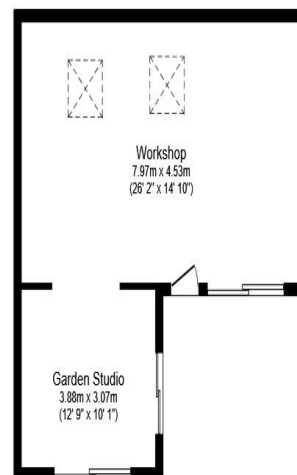
First Floor

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

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



 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: ORP102268 - 0003

