



Sterling Way, Upper Cambourne Cambridge  
**£290,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Mid Terraced House
- Two Bedrooms
- En-Suite to Principle Bedroom
- Enclosed Rear Garden
- Chain Free

From the moment you enter, you'll notice the well-maintained interior, starting with a welcoming hallway that offers access to all ground floor living areas, including a convenient cloakroom and under-stair storage. The bright and airy living room benefits from French doors that open directly onto the rear garden—perfect for entertaining or relaxing. The modern kitchen comes fully equipped with integrated appliances, sleek worktops and tiled flooring, making it both functional and stylish.

Upstairs, the spacious master bedroom features a built-in wardrobe and its own en-suite shower room, offering comfort and privacy. A second bedroom makes for a great guest room, nursery, or home office, complemented by a smartly presented family bathroom. Outside, the private rear garden, complete with timber fencing and a



garden shed, is an ideal space to unwind. Outdoor lighting and a secure setting make it as practical as it is inviting.

Situated in the sought-after community of Cambourne, comprising the villages of Great, Lower, and Upper Cambourne. The area offers a wealth of local amenities including a Morrisons supermarket, cafés such as Greens Coffee Shop, the Monkfield Arms pub and a variety of shops and eateries. Cambourne is well-served by public transport with regular bus routes to Cambridge, St Neots and St Ives. The nearest mainline train station is St Neots (approx. 8.5 miles), offering direct services to London King's Cross in around 43 minutes. Local schools include Monkfield Park Primary, The Vine Inter Church School, Jeavons Wood Primary and Hardwick and Cambourne Primary — all within the catchment area for Comberton and Cambourne Village Colleges.

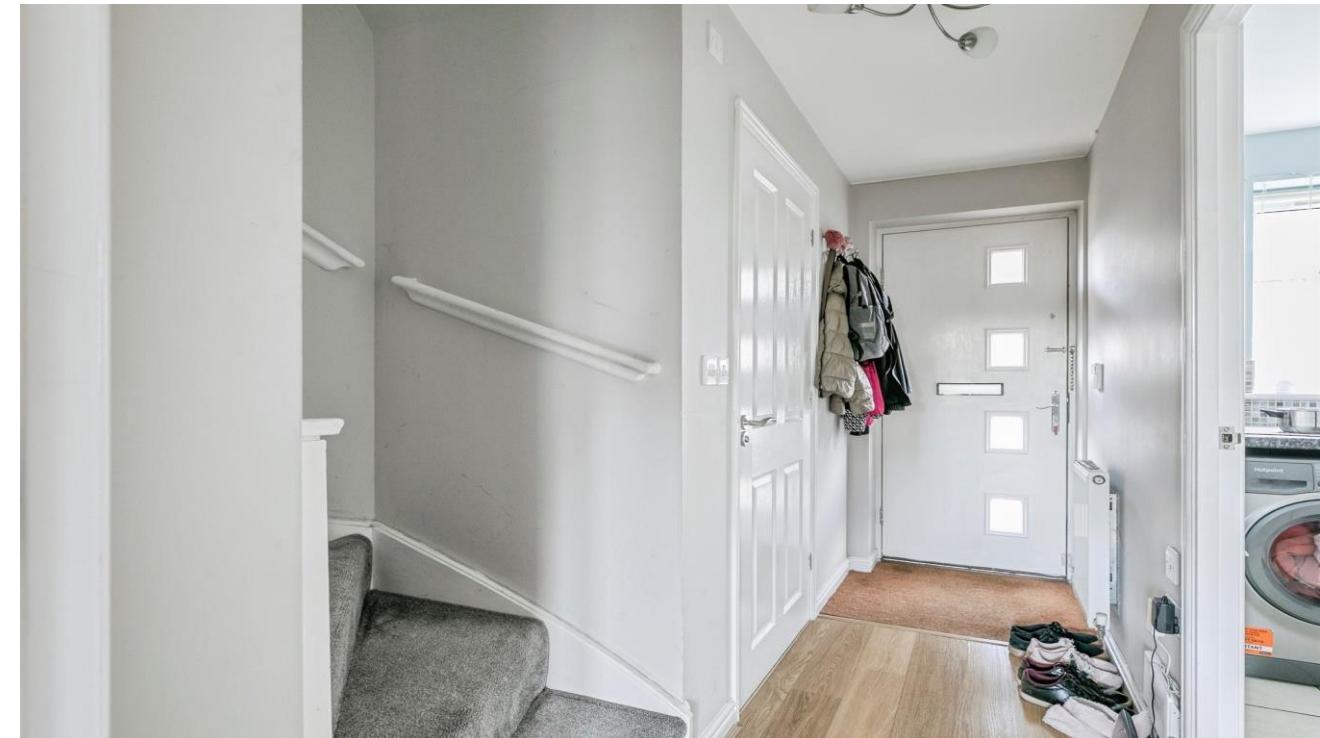
#### Entrance Hall

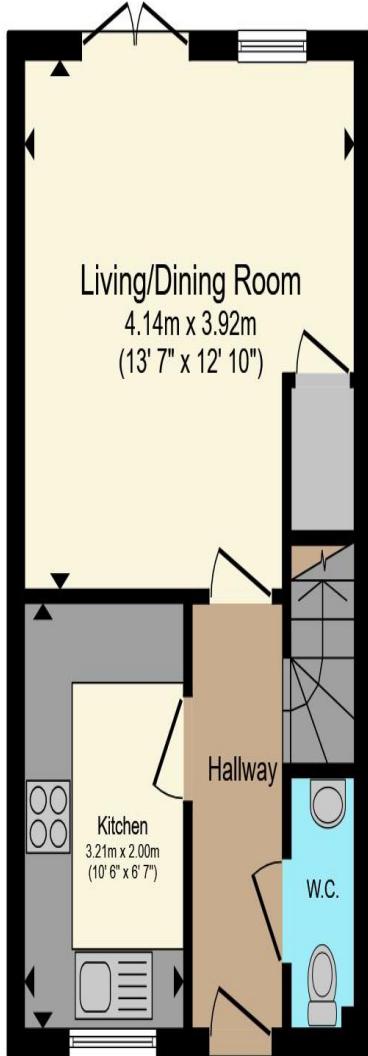
Provides access to all ground floor living areas, the cloakroom and stairs leading to the first floor.

#### Living Room

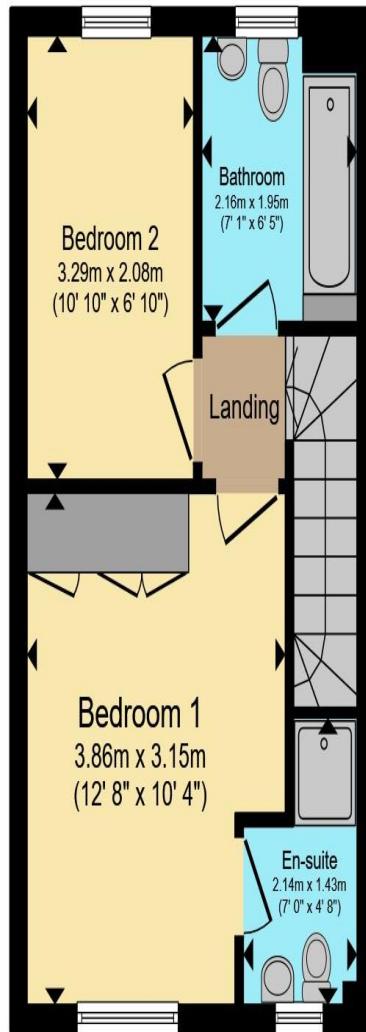
13'7" x 12'10" (4.15m x 3.93m)

A bright and spacious living area featuring wood laminate flooring, under-stair storage and French





Ground Floor



First Floor

Total floor area 60.5 m<sup>2</sup> (652 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)

doors opening onto the rear garden. The room is fitted with a radiator, multiple power outlets and a TV point.

### Kitchen

6'6" x 10'6" (2.00m x 3.22m)

A contemporary kitchen with matching wall and base units and integrated appliances including a four-ring gas hob, oven, extractor fan and fridge/freezer. There is space for a washing machine, a stainless steel inset sink, tiled splashbacks, double glazed window to the front and tiled flooring

### Cloakroom

A modern ground floor WC with a pedestal sink, WC, radiator and stylish mosaic-effect flooring — ideal for guests.

### Bedroom One

10'4" x 12'7" (3.15m x 3.86m)

A generously sized master bedroom with a built-

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