



Gladiator Road, Upper Cambourne Cambridge  
**Offers in the Region of £400,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Beautifully Presented Semi-Detached Family Home
- Fronting onto a Green
- En Suite to Principle Bedroom
- Garage and Driveway
- Close to Ameneties

Enjoying a prime position within the development, the property fronts directly onto an attractive open green, offering uninterrupted views and a wonderful sense of openness. This desirable outlook enhances both the setting and privacy, creating a calm and picturesque environment right on your doorstep.

A beautifully presented and deceptively spacious three-bedroom home, arranged over three floors and finished to a high standard throughout, offering stylish and versatile accommodation ideal for modern family living.

The ground floor welcomes you with a bright entrance hall leading into a generous living room, thoughtfully designed with contemporary décor and ample space for both relaxing and



entertaining, the dining area enjoys direct access to the garden, allowing for seamless indoor-outdoor living. To the front the impressive kitchen has been finished with sleek, modern units, integrated appliances, and plenty of worktop space, creating a perfect hub of the home. A convenient downstairs WC completes the ground floor.

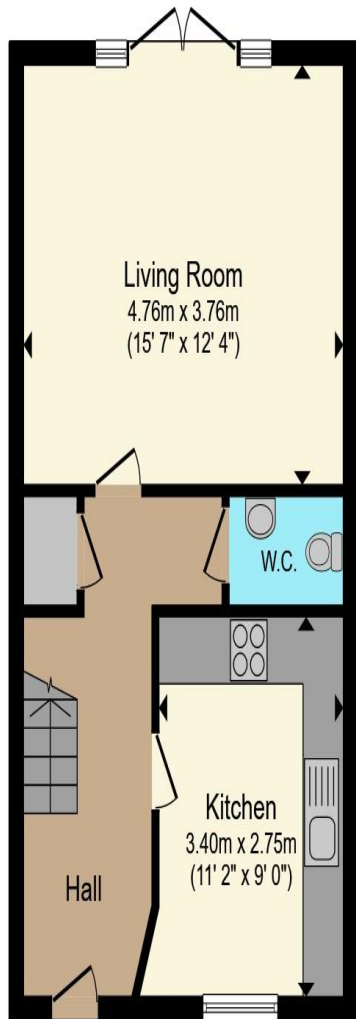
The first floor offers two well-proportioned bedrooms, both tastefully decorated, alongside a modern family bathroom fitted with quality fixtures and a clean, contemporary finish, alongside this a separate home office/study space is available suited to those looking for a working from home space.

Occupying the entire second floor, the principal bedroom is a standout feature with excellent natural light, ample space for storage, and the benefit of a stylish private shower room.

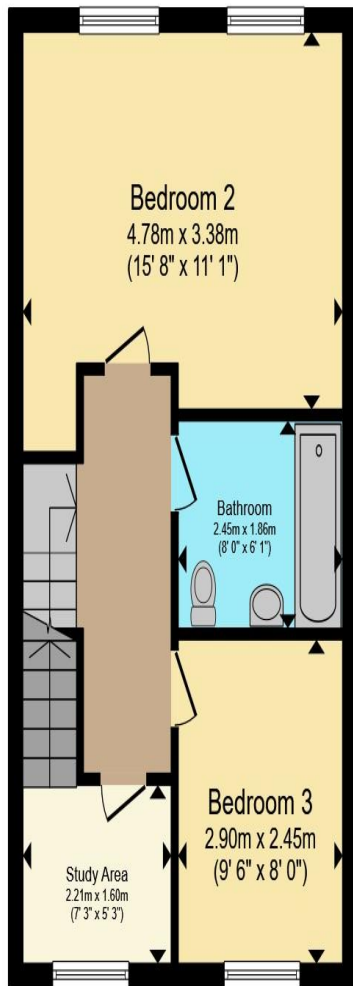
Externally, the property boasts a well-maintained front and rear garden, mainly artificial grass with a patio seating area-ideal for outdoor dining and entertaining. The home also benefits from attractive kerb appeal, situated within a modern and well-kept development. The property offers the benefit of off-street parking for two vehicles and the added convenience of an electric vehicle charging point.

The property further benefits from a thoughtfully

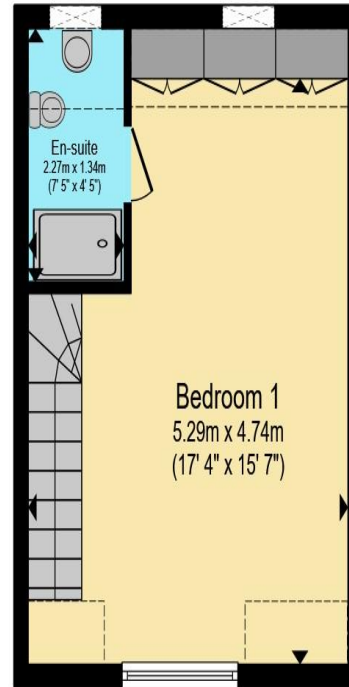




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 106.5 m<sup>2</sup> (1,146 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)

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part converted garage, now providing a versatile additional room currently being used as a utility, but ideal for use as a home office, gym, playroom or snug, perfectly suited to modern living requirements. The conversion has been finished to a good standard, offering a practical and flexible space separate from the main accommodation, whilst also still offering generous garage space.

Finished in a neutral and contemporary style throughout, this property is ready to move into and perfectly suited to families, professionals, or those seeking flexible living space.

To view this property call Sharman Quinney on:  
**01954 710620**

# Selling your property?

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

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,  
Cambridgeshire, CB23 6JX

 [cambourne@sharmanquinney.co.uk](mailto:cambourne@sharmanquinney.co.uk)

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



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