



Cranesbill Close, Cambridge
Offers in Excess of £499,999 Freehold

**Sharman
Quinney**

Key Features



- Semi Detached Family Home in Orchard Park
- Four Double Bedrooms
- En Suite to Master Bedroom
- Spacious Open-Plan Living/Dining Area with Side Bay Window
- Additional Loft Space Offering Potential for Extra Rooms
- Attached Garage with EV Charging Point
- 107.9 Total Square Meters

The ground floor offers generous living accommodation, beginning with a well-appointed kitchen positioned to the front of the property. The kitchen provides ample worktop space and benefits from built-in appliances, along with useful cupboard storage to help keep the home clutter-free.

To the rear, the lounge/dining room offers an excellent space for both relaxing and socialising. The bay window to the side of the property creates a dedicated dining area, enhancing both space and natural light. Double patio doors provide direct access to the garden, ensuring the downstairs layout remains bright and



light-filled throughout the day. Completing the ground floor is a convenient WC, ideal for family living and guests.

Upstairs, the property benefits from four well-proportioned bedrooms, offering excellent versatility to suit a range of family needs. The property provides ample loft space, with potential to change into a bedroom or can be used for additional room or loft space.

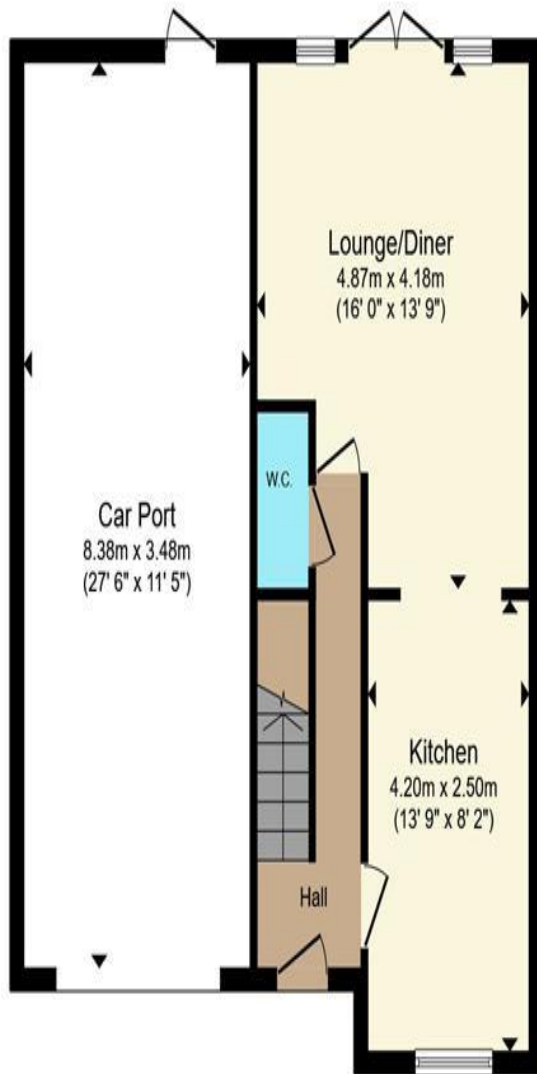
The master bedroom enjoys the advantage of a spacious en-suite shower room along with extensive built-in storage units, providing both comfort and practicality whilst offering additional space for bedroom furniture.

The second and third bedrooms are both generous double rooms, each filled with natural light and benefitting from built-in storage solutions. These rooms are ideal for growing children, guests, or additional family members, comfortably accommodating double beds and further furnishings.

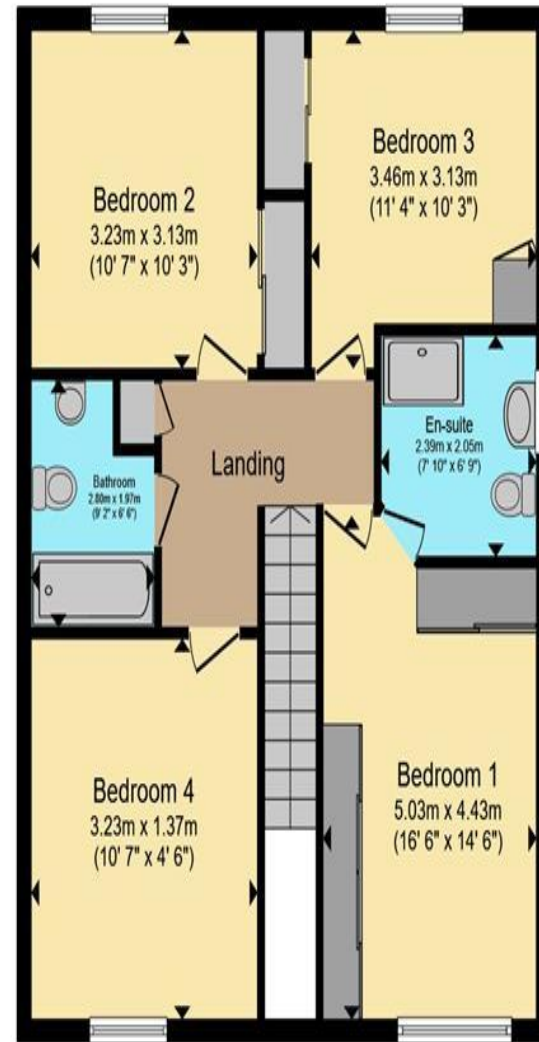
Bedroom four, also a double room, is particularly versatile and would suit a variety of uses. Whether required as a home office, study, children nursery, dressing room, or guest bedroom, this space adapts easily to changing family needs while still offering comfortable proportions.

Outside, the property benefits from a well-maintained and easily manageable rear garden providing outdoor space for dining, entertainment or family enjoyment. Additionally, there is a convenient attached garage, offering secure parking and valuable additional





Ground Floor



First Floor

Total floor area 107.9 m² (1,162 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

**Sharman
Quinney**

storage.

Orchard Park is a highly regarded, modern residential community on the northern edge of Cambridge. The area offers excellent local amenities, including nearby shops, schools, and bus connections, making daily life convenient. It is strategically located close to Cambridge North Station and offers easy access to the A14 and M11, providing swift connections to London and other key destinations. Orchard Park is popular with families and professionals alike, offering a well-planned, vibrant neighbourhood with the benefits of modern living while remaining more affordable than central Cambridge.

Kitchen - 4.20m x 2.50m / 13'9 x 8'2

Living room/diner - 4.87m x 4.18m / 16'0 x 13'9

Bedroom one - 5.03m x 4.43m / 16'6 x 14'6

En-Suite Shower room - 2.39m x 2.05m / 7'1 x 6'9

Bedroom two - 3.23m x 3.13m / 10'7 x 10'3

Bedroom three - 3.46m x 3.13m / 11'4 x 10'3

Bedroom four - 3.23m x 1.37m / 10'7 x 4'6

Family bathroom - 2.80m x 1.97m / 9'2 x 6'6

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: ORP102142 - 0011

