



Molewood Close, Cambridge  
**£380,000** Freehold

**Sharman  
Quinney**

# Key Features



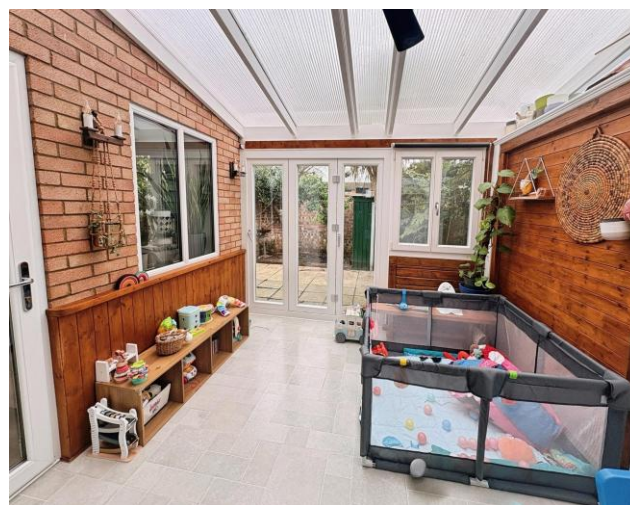
- End of terrace family home
- Spacious reception rooms
- Three bedrooms
- Contemporary finishes throughout
- Ample storage solutions

The ground floor features a welcoming entrance hall leading into a bright and spacious dining area, to the right - and to the left, the well-equipped kitchen featuring built in kitchen appliances and ample storage options.

To the rear, the lounge area provides a cosy yet light-filled retreat, enhanced by skylight Velux windows that flood the space with natural light. The adjoining sunroom further extends the living area creating a multi-functional space for a nursery or children's playroom whilst providing access to the rear garden.

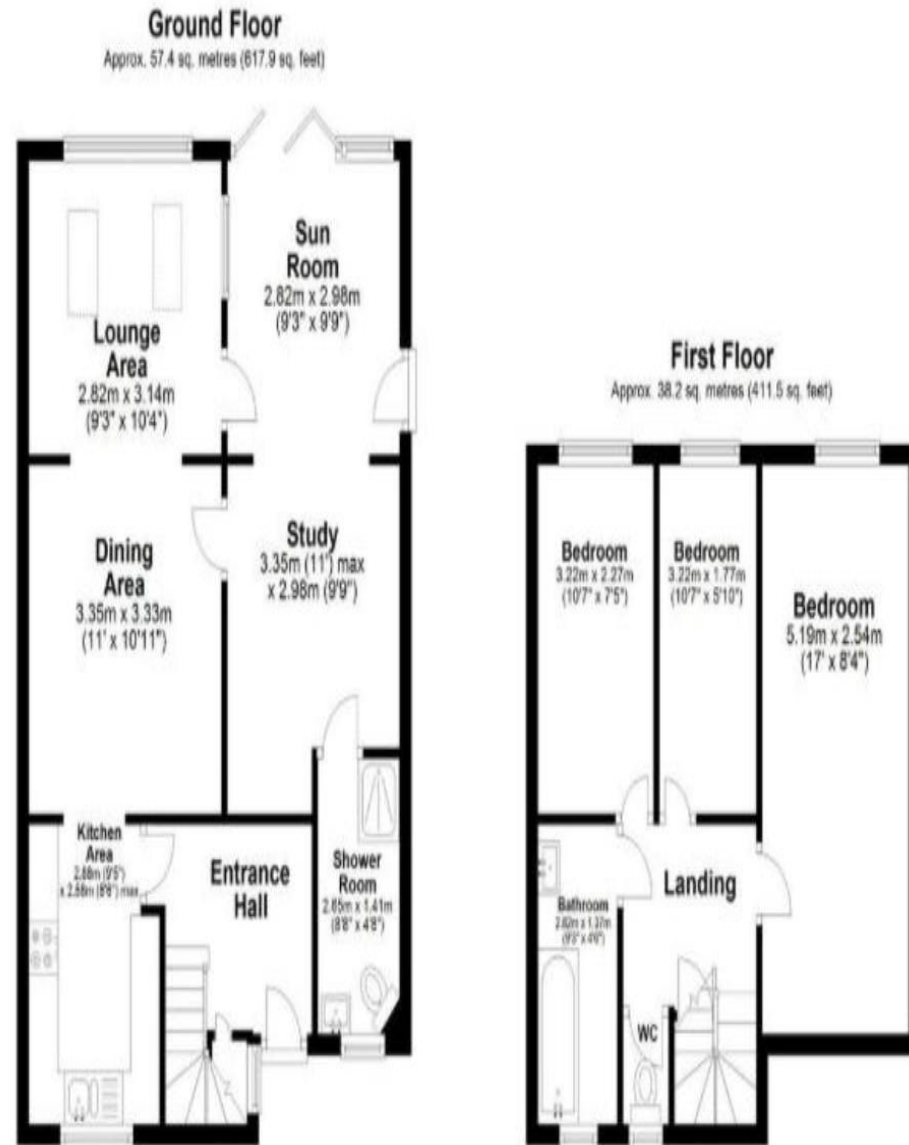
A separate study adds valuable flexibility, perfect for home working or use as a hobby room. A ground floor shower room completes the ground floor accommodation.

Upstairs, the first floor comprises three bedrooms,



including a generous principal bedroom and two additional rooms suitable for family, guests, or workspace. A family bathroom and separate toilet enhance practicality, while the central landing provides access to all rooms. Overall, this is a home that offers both comfort and flexibility, with well-connected living spaces proving to be ideal to first time buyers and home movers alike.





Total area: approx. 95.6 sq. metres (1029.4 sq. feet)

Produced by EP Direct Ltd (www.epdirect.co.uk)  
Plan produced using PlanLip.

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: ORP102364 - 0003

