



Whybrow Road, Barrington Cambridge  
Offers Over £425,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Modern and exceptionally well presented family home
- Contemporary open-plan kitchen / dining area
- Bright and spacious living room
- En-suite to principal bedroom
- Private rear garden with lawn and patio area
- Driveway for two vehicles to the front
- Sold as vacant possession

From the moment you step inside, this home immediately feels welcoming. The entrance hallway guides you to a bright living room on the left, offering a cosy yet spacious area ideal for unwinding, socialising, or spending time as a family. Its versatile layout makes it easy to arrange furniture to suit your style.

Further along the hallway sits the standout feature of the property: a generous kitchen-diner stretching across the rear of the home. Designed for both everyday use and entertaining, it provides plenty of worktop space, modern units, and ample



room for a family dining table. French doors open directly onto the rear garden, allowing natural light to pour in and creating a seamless transition between indoor and outdoor living. A handy downstairs W/C adds extra convenience on the ground floor.

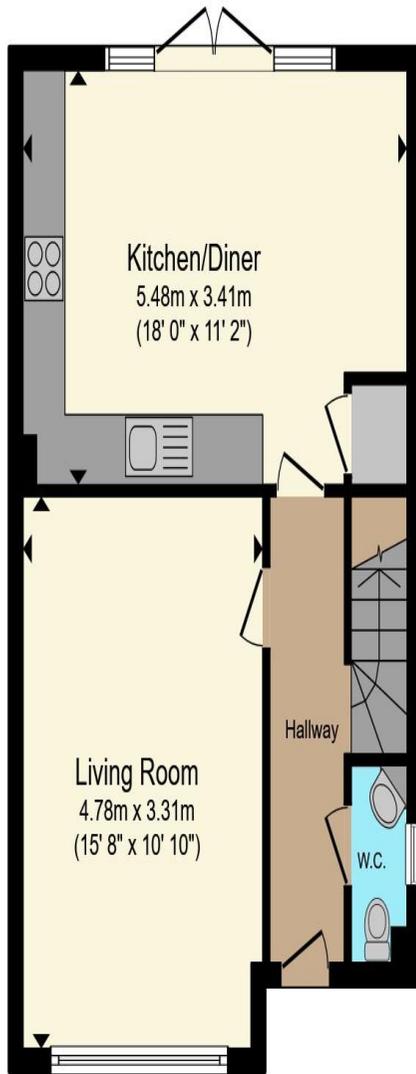
Upstairs, you'll find three well-proportioned bedrooms offering great flexibility.

The main bedroom is an impressive double featuring fitted wardrobes, a stylish en-suite, and a beautiful, uninterrupted view over the lake. This tranquil outlook gives the room a calm, private feel. The second bedroom is also a spacious double and includes its own built-in storage. The third bedroom is a generous single, ideal as a child's room, nursery, office, or guest room.

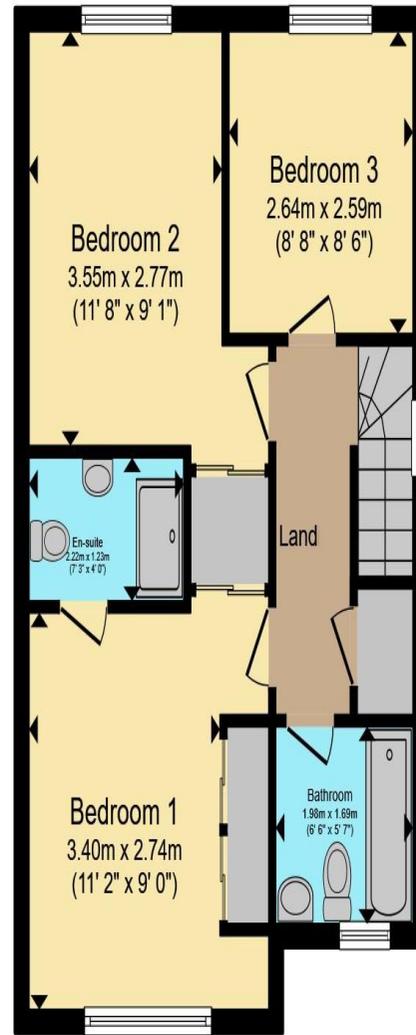
Outside, the rear garden provides a lovely space for outdoor dining, gardening, or enjoying the sunshine, while the front of the property offers strong kerb appeal. The home sits within a peaceful, well-maintained residential area known for its friendly feel and attractive surroundings.

With a modern layout, well-designed living spaces, thoughtful storage, and the rare bonus of a lake view, this Barrington property offers something truly special.





**Ground Floor**



**First Floor**

- Entrance hall
- Living room - 4.78m x 3.31m (15'6 x 10'10)
- Kitchen / diner - 5.48m x 3.41m (18' x 11'2)
- Downstairs WC
- Bedroom one - 3.40m x 2.74m (11'2 x 9')
- En-suite
- Bedroom two - 3.55m x 2.77m (11'8 x 9'1)
- Bedroom three - 2.64m x 2.59m (8'8 x 8'6)
- Family bathroom

Total floor area 89.2 m<sup>2</sup> (960 sq.ft.) approx

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