



Rose & Crown Yard, Willingham Cambridge
£270,000 Freehold

**Sharman
Quinney**

Key Features



- Charming period cottage
- Two well-sized bedrooms
- Spacious living room with wood burner
- Kitchen / diner with access to the rear courtyard garden
- Downstairs w/c
- Allocated parking
- Desirable village location

Downstairs, the property offers a cosy living room to the front, featuring a brick-built chimney with a wood burner, creating a charming focal point and a warm and inviting atmosphere.

To the rear, there is a well-sized kitchen diner fitted with ample storage units and worktop space, equipped with a single oven, gas hob, dishwasher and washing machine, making it a practical and functional area ideal for both everyday living and entertaining. The kitchen also provides direct access to the courtyard garden, and further the residential and allocated parking.



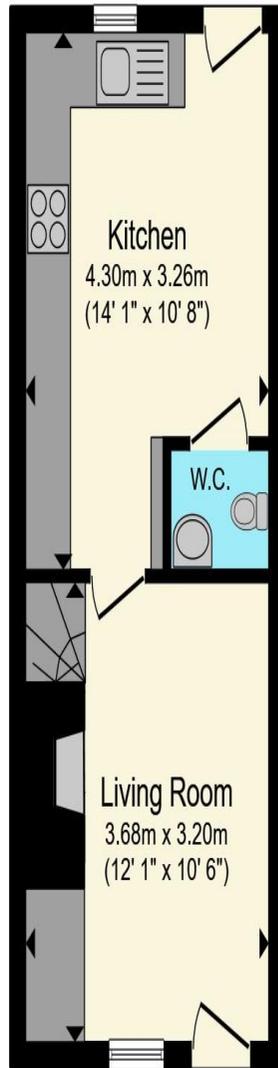
Upstairs the property offers two bedrooms, with the master being a generous double room providing ample space for bedroom furniture. Bedroom two is a versatile room that could be used as a children's bedroom, home/office, study or guest room, making it a well suited to a variety of needs.

The family bathroom serves the first floor and is fitted with a bathtub and overhead shower, sink, and wc. The room is fully tiled and benefits from a heated towel rail and velux window, allowing plenty of light and creating a bright and airy feel.

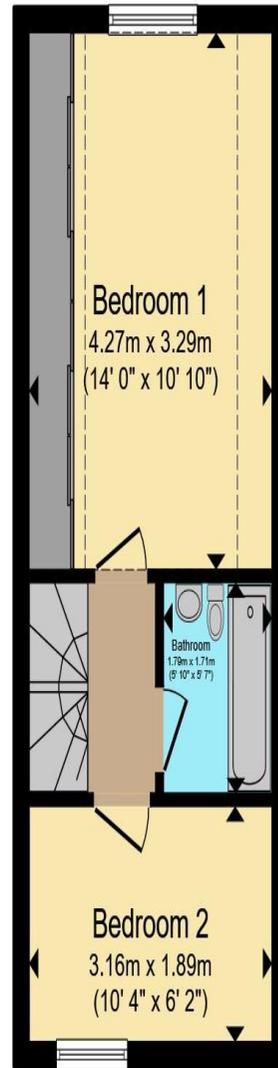
The property is set back from the road and benefits from a shared area for residents. To the front, there is a small garden with a pathway leading to the front entrance.

The village of Willingham both offers convenient and peaceful living, being close to the City of Cambridge and with local amenities close by. There are well-regarded primary schools, recreational facilities, and scenic countryside walks, cycling routes and public transport links.





Ground Floor



First Floor

Living room - 3.68m x 3.20m / 12'1 x 10'6
 Kitchen - 4.30m x 3.26m / 14'1 x 10'8
 Bedroom one - 4.27m x 3.29m / 14'0 x 10'10
 Bedroom two - 3.16m x 1.89 / 10'4 x 6'2
 Bathroom - 1.79m x 1.71m / 5'10 x 5'7

Total floor area 52.7 m² (567 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

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 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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