Waterbeach Road, Landbeach, Cambridge,
Cambridgeshire

Pocock + Shaw

131 Waterbeach Road
Landbeach
Cambridge
Cambridgeshire
CB25 9FA

Set on a large mature plot, this detached four bedroom home is offered with no upward chain. With a rear garden of approx 180', and large front garden over looking open land.

- Reception hall
- Cloaks WC
- Sitting room
- Dining room
- Family room
- Study
- Fitted kitchen breakfast room
- Utility room
- Four bedrooms, en-suite shower to master
- Family bathroom

Offers in region of £700,000

A traditionally constructed detached family home, set on a large mature in this small village to the north of the historic City of Cambridge. Four main reception rooms, fitted kitchen dining room, and four bedrooms to the first floor, with an en-suite shower room to the master bedroom.
Close to the A10 allowing good access to the mainline railway in the adjoining village of Waterbeach or Cambridge north.

Glazed entrance door:

Reception hall Open tread stairs rising to the first floor. Double radiator, coved cornice, half landing with picture window to the side.

Cloaks WC Fitted suite with wall mounted wash basin, close coupled WC, and part ceramic tiling to the walls.

Sitting room 17'9" x 11'5" (5.41 m x 3.48 m) Double radiator, coved cornice, picture window to the front. Opening to:

Dining room 11'2" x 10'2" (3.40 m x 3.10 m) Double French doors to the rear garden, double radiator, coved cornice, multi pane door to Kitchen.

Family room 15'4" x 12'2" (4.67 m x 3.71 m) Double patio doors to the rear garden, two double radiators, coved cornice, picture window to the rear. recessed spotlights to the ceiling. Door to:

Study 11'11" x 8'1" (3.63 m x 2.46 m) Window to the front, double radiator, coved cornice.

Kitchen breakfast room 18'9" x 11'2" (5.71 m x 3.40 m) Fitted units set under worksurface, inset composite one and a quarter bowl single drainer sink unit and mixer tap. Space and plumbing for dishwasher, inset granite work surround for five burner stainless steel gas hob. Continuation of work surface to opposing wall, matching breakfast bar, Neff double oven. Range of wall mounted cupboards. Window to the rear, door to:

Utility and side lobby Doors to the front and rear, wall mounted gas fired heating boiler.

First floor landing Single linen cupboard, hot water cylinder. Access to loft space.

Bedroom one 11'6" x 11'3" (3.51 m x 3.43 m) Window to the rear, radiator. Double fitted wardrobe.

En-suite shower room Fitted suite with pedestal wash basin, close coupled WC and double shower cubicle. Full ceramic tiling to the walls and floor. Window to the rear.

Bedroom two 13'7" x 9'7" (4.14 m x 2.92 m) Window to the front and side aspect, radiator. Single fitted wardrobe.

Bedroom three 11'11" x 9'0" (3.63 m x 2.74 m) Window to the front, radiator. Single fitted wardrobe.

Bedroom four 11'5" x 7'3" (3.48 m x 2.21 m) Picture window to the front radiator.

Bathroom White fitted suite with pedestal wash basin, close coupled WC and bath. Shower above. Ceramic tiling to the walls, window to the rear, heated towel rail/radiator.

Outside The property is approached over a sweep in driveway providing off road parking for several vehicles. Lawned garden area, with mature shrub borders, and several mature tree's.
The rear garden is approx 180' in depth with main patio area. Lawn, numerous mature tree's and shrub borders.

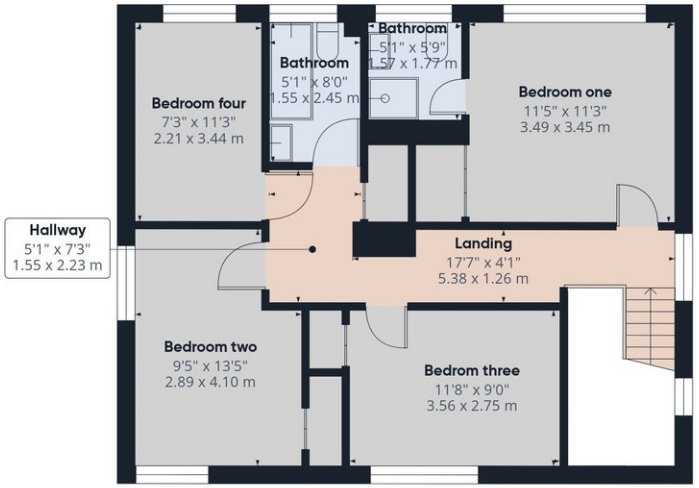
Services All mains services are connected

Tenure The property is Freehold

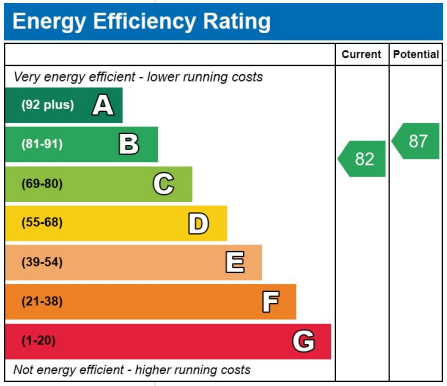
Council Tax Band F

Viewing By Arrangement with Pocock + Shaw

Ground Floor



Floor 1



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Approximate total area(1)

1676 ft²

155.8 m²

Reduced headroom

31 ft²

2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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45 Mill Road, Cambridge CB1 2AW cambridge@pocock.co.uk www.pocock.co.uk 01223 322552