



**Burgess Road, Waterbeach, CB25 9ND**

**CHEFFINS**



## Burgess Road

Waterbeach,  
CB25 9ND

- Modern Detached Family Residence
- Highly Flexible Accommodation  
Spanning to 1500sqft (Approx.)
- Four Bedrooms
- Principle Bedroom With En Suite
- Open Plan Kitchen/Dining/Living Room
- Private & Low Maintenance Rear  
Garden
- Wealth Of Off Road Parking
- Traffic Free Position

An immaculately presented detached family residence, offering highly flexible and well proportioned accommodation across two floors, finished to a high specification throughout, occupying a most secluded position in this well-served and highly sought after village, with ease of access to a wealth of local amenities and Waterbeach station.

4 2 2

**Guide Price £625,000**





## LOCATION

Burgess Road in Waterbeach enjoys an idyllic and exceptionally peaceful setting, offering the best of village life while maintaining outstanding convenience. Tucked away in a tranquil position, this sought-after residential area provides a rare sense of seclusion, yet remains just a short stroll from the heart of Waterbeach village, where residents can enjoy a range of local amenities, including charming independent shops, inviting cafés, and traditional pubs. Families will appreciate the proximity to Waterbeach Community Primary School, while the nearby picturesque landscapes—from Waterbeach Recreation Ground to the scenic River Cam—offer endless opportunities for leisurely walks, cycling, and peaceful riverside picnics. Despite its serene surroundings, Burgess Road is remarkably well-connected. Waterbeach railway station is just a short distance away, offering swift and frequent rail services to Cambridge in approximately 7 minutes and to London King's Cross in just over an hour—making it an ideal location for professionals. Road connections are equally convenient, with the nearby A10 and A14 providing quick access to Cambridge, Ely, and major transport routes, while the Cambridge Science Park and Cambridge North station are within easy reach for those working in the city's thriving tech and research sectors.

## STORM PORCH

covering panelled glazed entrance door, leading through into:

## ENTRANCE HALLWAY

with inset footwell, stairs rising to first floor accommodation with glass balustrades, understairs storage cupboard, wine rack accessed via glass door, illuminated by LED strip lighting, further understairs storage cupboard fitted with lighting and railings, inset LED downlighters in main hallway, wall mounted underfloor heating control, panelled doors leading to respective rooms.

## CLOAKROOM

comprising two piece suite; low level wc with concealed dual hand flush, hand wash basin with hot and cold mixer taps, decorative tiled splashback, fitted drawers underneath the hand wash basin, wall mounted lighting, shaving point, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass to front aspect.

## FAMILY ROOM/BEDROOM 5

with inset LED downlighters, wall mounted underfloor heating controls, double glazed window to front aspect.

## LIVING AREA

with deep storage cupboard accessed via a panelled door, inset LED downlighters, wall mounted underfloor heating controls, double glazed window to side aspect, double glazed set of French doors leading out onto the patio, opening through to:

## OPEN PLAN KITCHEN/DINING ROOM

with tiled flooring, inset LED downlighters, set of double glazed French doors leading onto the patio, panelled door leading through into utility.

The kitchen comprises a collection of stylish and contemporary wall and base mounted storage cupboards and drawers fitted with soft close feature, stone work surface, stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side, integrated five ring induction hob with extractor hood

above, integrated double oven, integrated and concealed fridge/freezer, integrated and concealed dishwasher, continuation of the kitchen work surface creates a breakfast bar for more informal dining options, inset LED downlighters, double glazed windows overlooking garden, double glazed French doors leading onto garden.

## UTILITY ROOM

comprising collection of both wall and base mounted storage cupboards and drawers, stone effect work surface, space and plumbing for washing machine and additional fridge/freezer, inset LED downlighters, extractor fan, double glazed window to side aspect.

## FIRST FLOOR

### LANDING

with loft access, panelled door providing access into airing cupboard housing pressurised hot water cylinder, radiator, wall mounted thermostat, panelled doors leading to respective rooms.

### BEDROOM 4

with inset LED downlighters, radiator, double glazed windows to front aspect.

### BEDROOM 3

with built in wardrobes fitted with railings and shelving, radiator, inset LED downlighters, double glazed window overlooking front aspect.

### BEDROOM 2

with built in wardrobes fitted with railings and shelving, inset LED downlighters, radiator, double glazed window overlooking garden.

## FAMILY BATHROOM

comprising three piece suite; combined shower and bath with hot and cold mixer bath tap and shower head attachment, low level wc with concealed dual hand flush, hand wash basin with hot

and cold mixer tap, tiled surround, storage cupboards under hand wash basin, wall mounted mirror with lighting and shaving point feature with Bluetooth capability, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

## PRINCIPAL BEDROOM SUITE

with built in wardrobes fitted with railings and shelving, radiator, inset LED downlighters, double glazed windows overlooking garden, panelled door leading through into:

## EN SUITE SHOWER ROOM

comprising of a three piece suite; large shower cubicle with dual wall mounted shower head, glazed shower door, low level wc with concealed dual hand flush, hand wash basin with hot and cold mixer tap, tiled surround, fitted storage cupboards underneath hand wash basin, wall mounted mirror with both lighting and shaving point as well as Bluetooth capabilities, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

## OUTSIDE

To the rear of the property is an exceptionally private and low maintenance rear garden with a large paved patio area led directly off the rear part of the property via the reception rooms of the property, providing a highly versatile flow throughout the ground floor accommodation providing wonderful space to both relax and entertain. This paved pathway continues round hugging the property and leads onto a lawned area where, to the corner of the garden, is an outside tap, hard standing base for a large storage shed and bordered via well stocked bedding laid to slate. Hugging the main patio area there is a bed laid to lawn with some other plants.

To the side of the property is a secure timber access gate leading round to the front. At the front, the property is approached off Burgess Road via a tarmac kerb leading onto a block paved driveway with enough parking for four to six vehicles. The front drive is bordered by bedding laid to slate and stocked with mature shrubs and plants, wall mounted uplighter adjacent to the entrance door.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £625,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1499 sq ft – 139 sq m

Ground Floor Area 843 sq ft – 78 sq m

First Floor Area 656 sq ft – 61 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.