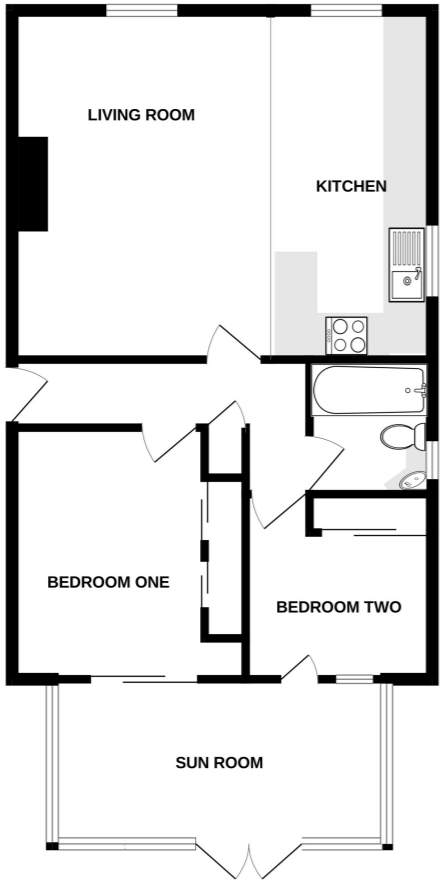


GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Clare Close | Waterbeach | Cambridge | CB25 9PS

A delightful modern detached bungalow in a popular cul-de-sac location within the popular and well served village to the north of Cambridge. Living accommodation is both well-presented and well maintained, with benefits including a sun room, replacement windows, modern kitchen and bathroom fittings and no upward chain. Viewing is strongly recommended.

Guide Price £369,950

- Modern Kitchen & Bathroom Fittings
- Replacement Windows
- Sun Room
- Front and Rear Gardens
- Garage and Driveway
- No Upward Chain

Tenure  
Freehold  
Council Tax Band  
C

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## Property Description

### HALL

Double panelled radiator, coving to ceiling, cupboard housing combi boiler.

### LIVING ROOM

11' 2" x 16' 2" (3.41m x 4.94m)

Double glazed window to front aspect, double panelled radiator, gas fire with brick surround and wooden mantelpiece, brick tv and video display, coving to ceiling, open to:

### KITCHEN/DINING AREA

16' 2" x 7' 6" (4.94m x 2.29m)

Double glazed window to side aspect, double panelled radiator, range of base and wall mounted units with work surfaces over, one and a half bowl composite sink and drainer unit with mixer tap over, integrated gas hob, electric oven and microwave, integrated dishwasher, washing machine and fridge freezer, coving to ceiling.

### SUN ROOM

15' 6" x 7' 8" (4.73m x 2.34m)

Double glazed construction on brick base with tiled, solid insulated roof, double doors to rear aspect.

### BEDROOM ONE

11' 8" x 10' 7" (3.56m x 3.25m)

Double glazed sliding patio doors to rear aspect, double panelled radiator, double fitted wardrobe, coving to ceiling.

### BEDROOM TWO

8' 7" x 8' 7" (2.64m x 2.62m)

Double glazed doors to rear aspect, double panelled radiator, double fitted wardrobe, coving to ceiling.

### BATHROOM

Obscured double glazed window to side aspect, heated towel rail, side panelled bath with shower over and glazed shower screen, low level wc, inset wash hand basin with storage below, fully tiled, ceramic tiled floor, extractor fan.

### REAR GARDEN

Mainly laid to lawn, flower and shrub borders, patio area, garden pond, garden shed, green house, enclosed fencing and hedging, gated pedestrian access to both sides.

### GARAGE

Metal up and over door, power and lighting connected.

### FRONT GARDEN

Mainly shingle with flower and shrub borders, concrete driveway providing off street parking for several vehicles.

