



11 Waterbeach Road, Landbeach, Cambridge, CB25 9FA
Guide Price £850,000 Freehold



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A WONDERFUL, DETACHED FAMILY HOME BENEFITTING FROM OFF ROAD PARKING FOR NUMEROUS VEHICLES, A INTEGRAL DOUBLE GARAGE AND FAR REACHING VIEWS TO THE REAR.

- Detached family home measuring 2449SQFT/227SQM excluding the garage
- Four generous double bedrooms with en-suite to the master bedroom
- Feature dining room with vaulted ceiling and a large feature window
- Off road parking for numerous vehicles and a double garage

Comprising of two reception rooms, a large kitchen/dining area and four enviable double bedrooms, this detached home measures 2449SQFT/227SQM and offers spacious living accommodation throughout. Upon entering the ground floor you are greeted by a generous entrance hall which in turn provides access to the sitting room, the family room, kitchen/dining area, utility area, WC and double garage. The sitting room is well proportioned throughout with two large windows to the front aspect and a wood burning stove built within a large inglenook fireplace. The second reception room is currently used as a family room with French style doors providing rear access to the garden patio. The hub of the house is the 'L' shaped kitchen dining area which was recently replaced by the current owner and includes a large, vaulted ceiling in the dining area with exposed beams, floor to ceiling picture window and a large set of doors which open into the garden.

To the first floor are four generous sized double bedrooms with bedroom one being a key feature with a walk-in dressing room and an en-suite bathroom. A large family bathroom completes the first floor and benefits from a free-standing bath, a large double enclosed shower, low level WC and a sink. The first floor also has a box room which is a miscellaneous space but could potentially be converted to an en suite or walk in wardrobe to bedroom two.

Externally, the property has a block paved driveway leading up to the double garage with parking to the front parking for numerous vehicles. A front lawn area and a range of mature trees to the front border sets the property back and provides privacy from the road to the front. The rear garden has a patio area which is accessible off the family room and kitchen/diner and ideal for entertaining in the warmer months. The remainder of the rear garden is laid predominantly to lawn and backs onto fields to the rear.

Location

Landbeach is situated about 5 miles to the north of the City centre and 2.5 miles from the A14 and Cambridge Science Park. Access to the M11 is about 6 miles away with Cambridge mainland railway station giving access to both Liverpool Street and Kings Cross easily accessible. Local shopping is available at Waterbeach (1.5 miles) and Milton (1.5 miles.)

Fixtures and Fittings.

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council
Council Tax Band G

Viewing.

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Tenure

Freehold

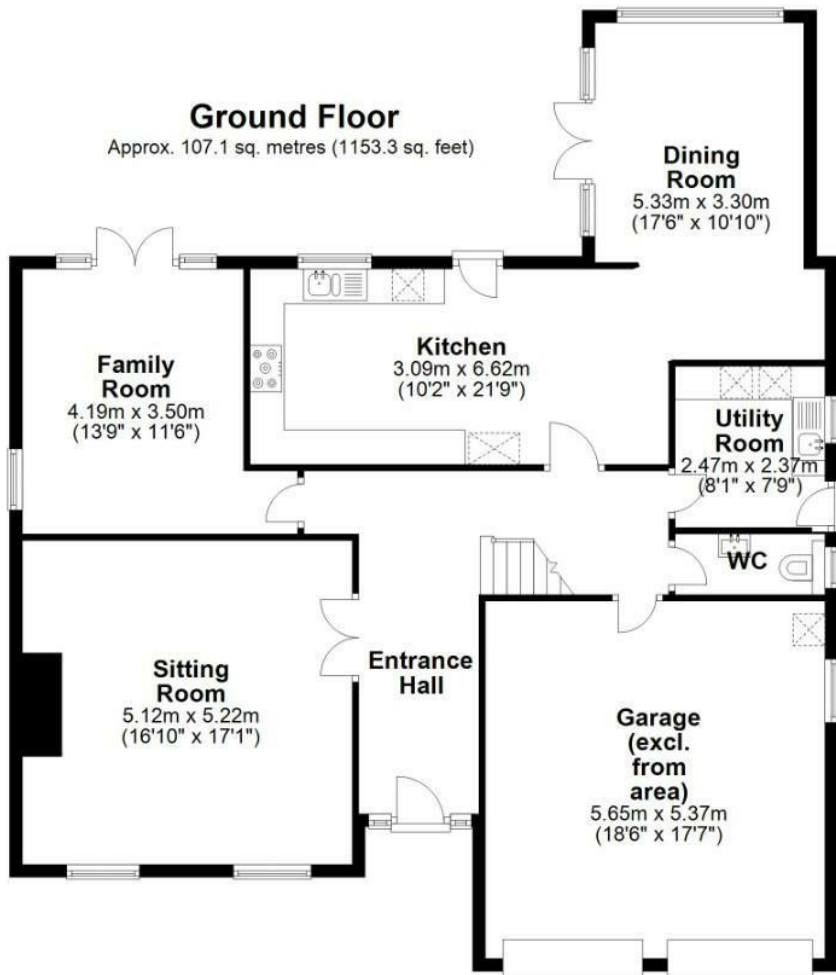
Agent's Note

The property is in a conservation area.



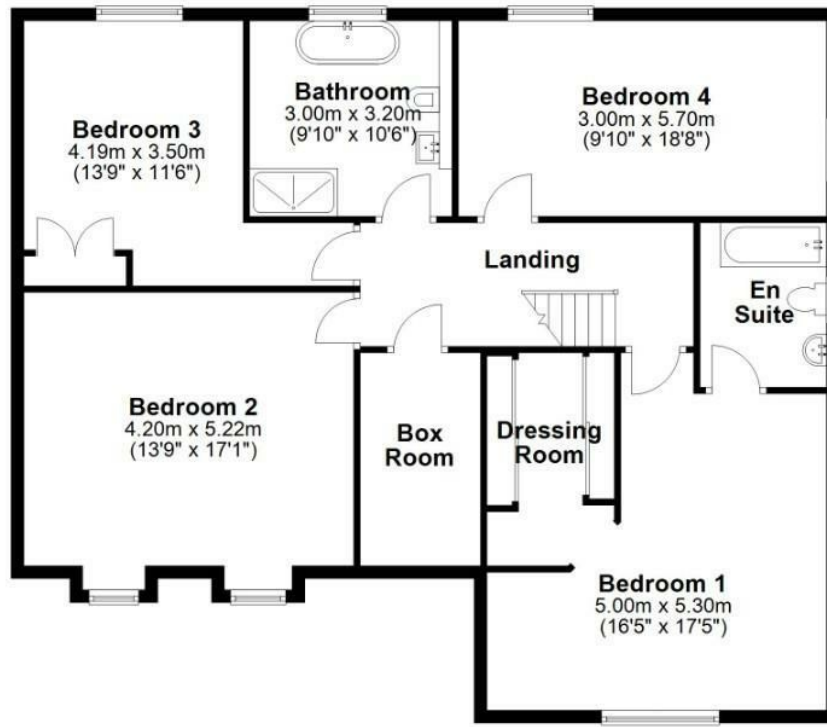
Ground Floor

Approx. 107.1 sq. metres (1153.3 sq. feet)



First Floor

Approx. 120.4 sq. metres (1296.2 sq. feet)



Total area: approx. 227.6 sq. metres (2449.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 79 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

