



9 Clare Close,  
Waterbeach, CB25 9PS

**Guide price £380,000**



## 9 Clare Close

, CB25 9PS

- EPC rating C
- Good size garden
- Extended accommodation
- 5-minute cycle to the station

An extended bungalow in excellent condition, with open plan living space and a large, west facing, garden in a great village and less than a mile from the train station.

This 2 bedroom bungalow has been extended and improved throughout, It includes: The living /dining room has a large window to the front and is L-shaped, wrapping around the kitchen creating a functional but also very social living area. The kitchen has been re-fitted and includes plenty of cupboards and worktops, as well as space for appliances. Sliding doors from the dining area lead to the sunroom extension, which has doors to the garden and makes a lovely sitting room or home working environment. There are two bedrooms, the main room has lots of fitted wardrobes. The bathroom has a shower over the bath, fully tiled walls and a tiled floor. The hallway has a storage cupboard and access to the loft via a ladder.

The property has cavity wall



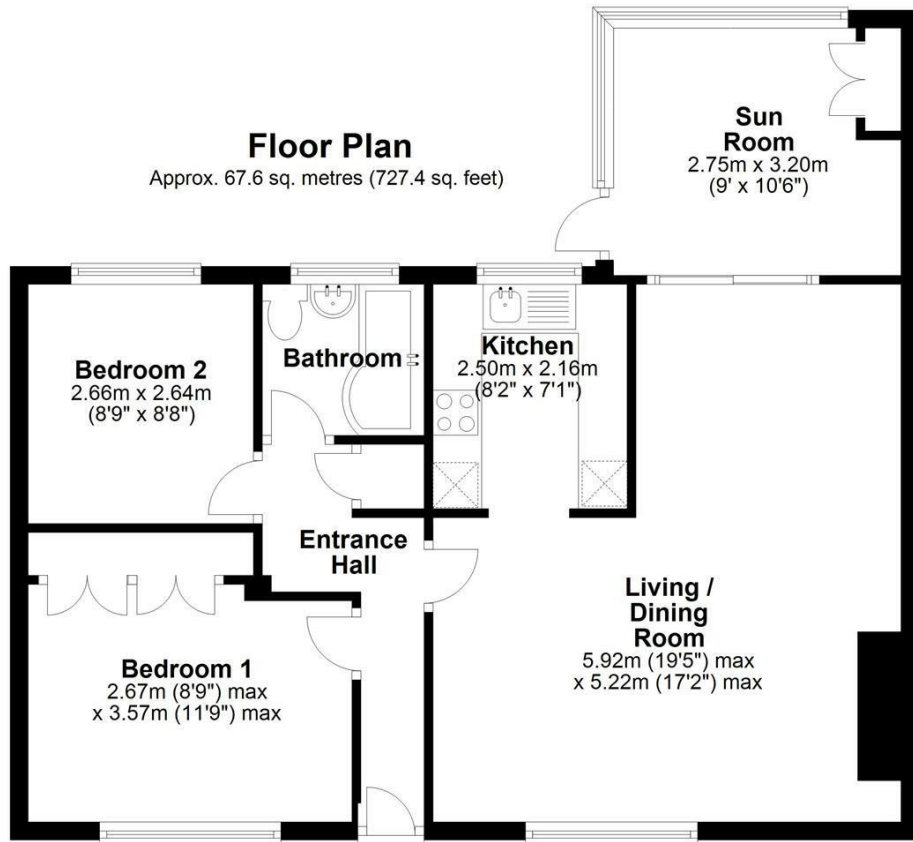


insulation, double glazing, and gas central heating, all helping to make it an efficient and easy-to-run home.

Outside, at the front is a lawned garden and a driveway for parking and access to the garage. Gated access leads to the rear garden, which is surprisingly large and isn't overlooked. It is mainly lawn with flower and shrub beds, all enclosed by fencing.



## Floor Plan



Total area: approx. 67.6 sq. metres (727.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

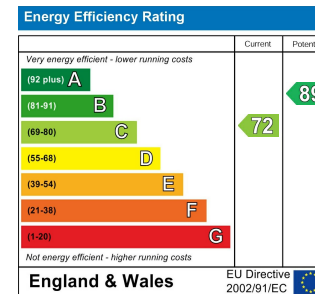
Viewing: Please contact our Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

## Area Map



## Energy Efficiency Graph



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