

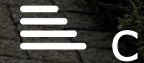


GRAY
TOYNBEE



3 Matthew Parker Close
Landbeach, CB25 9FB

Guide price £675,000



3 Matthew Parker Close Landbeach, CB25 9FB

- Large enclosed garden
- Off-road parking
- Recently renovated
- High quality finishes
- A short drive to Waterbeach train station with links to Cambridge and London

A beautifully appointed 4-bedroom semi-detached bungalow with a driveway, garage, and immaculately landscaped gardens.

The property has undergone complete refurbishment by the current vendors and has been extended to provide versatile family accommodation of approximately 1700 sq.ft.

An entrance door to a light and spacious entrance hall with solid oak wood flooring which continues throughout the property and direct internal access to the garage. There is a cloakroom with WC and a separate utility room which has been planned with clever bespoke storage and plumbing for a washing machine, dryer, and fridge/freezer. There is also a door that leads to the side of the property.

The rear extension has been thoughtfully designed to create an impressive open plan kitchen/living and dining room with a vaulted ceiling and dual aspect bi-folding doors with stunning views over the gardens. The kitchen comprises a range of quality fitted wall and base units with deep set soft close cupboards and drawers with a





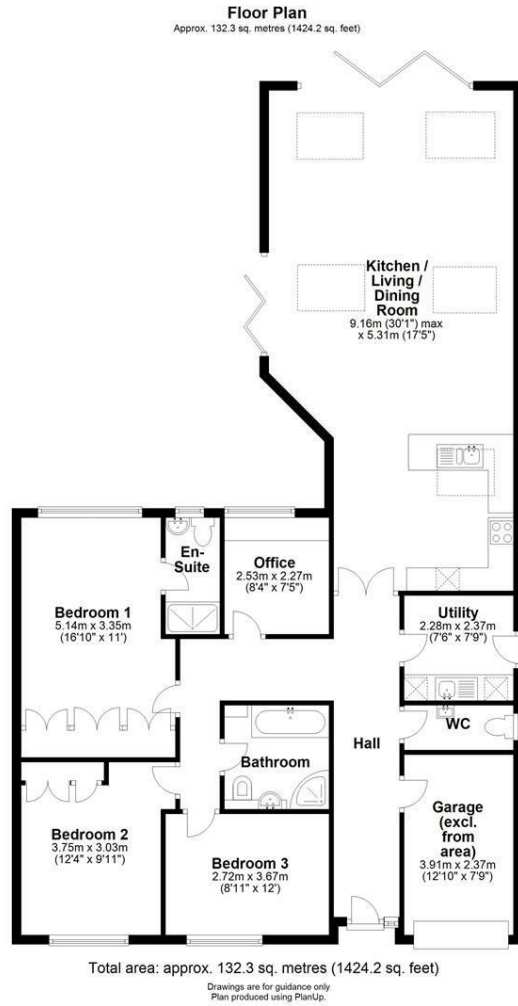
useful pantry cupboard. There are integrated appliances including a full-height fridge, a Lamona double oven/microwave with a self cleaning function, an inset 4-ring induction hob with an extractor hood above and a dishwasher. The work surfaces are oak with an inset butler-style dual stainless steel sink with a mixer tap and tiled splash backs. There is further bespoke oak shelving and a breakfast bar with storage under.

An inner hallway leads to the four bedrooms, three of which are doubles, with the primary bedroom boasting bespoke fitted wardrobes and an en-suite shower room. The fourth bedroom, a good sized single, is currently used as a study. There is a generous family bathroom with a bath and separate shower, WC, and hand wash basin with storage below and further vanity cupboards.

The property is approached via a block-paved driveway leading to a garage with an electric roller door, power, and lighting. Gated side access leads to an enclosed rear garden which is principally laid to lawn with an attractive terrace laid with Indian sandstone and bordered by mature trees and shrubs. There are two useful timber outbuildings both with power and light and outside electrical sockets to the exterior of the bungalow. SatNav: CB25 9FB WhatThreeWords: [///cherubs.command.sour](http://cherubs.command.sour)



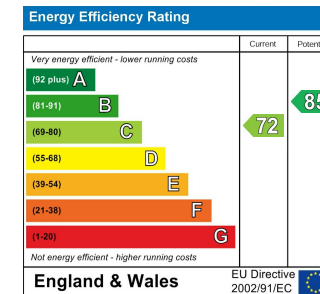
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - 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

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Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

