







3 Matthew Parker Close
Landbeach, CB25 9FB

Guide price £650,000

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- 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 spacious and beautifully appointed 4-bedroom semi-detached family home with a driveway, garage, and immaculately landscaped gardens, situated just a short drive from Waterbeach train station and the major commuter links.

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.

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.

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.

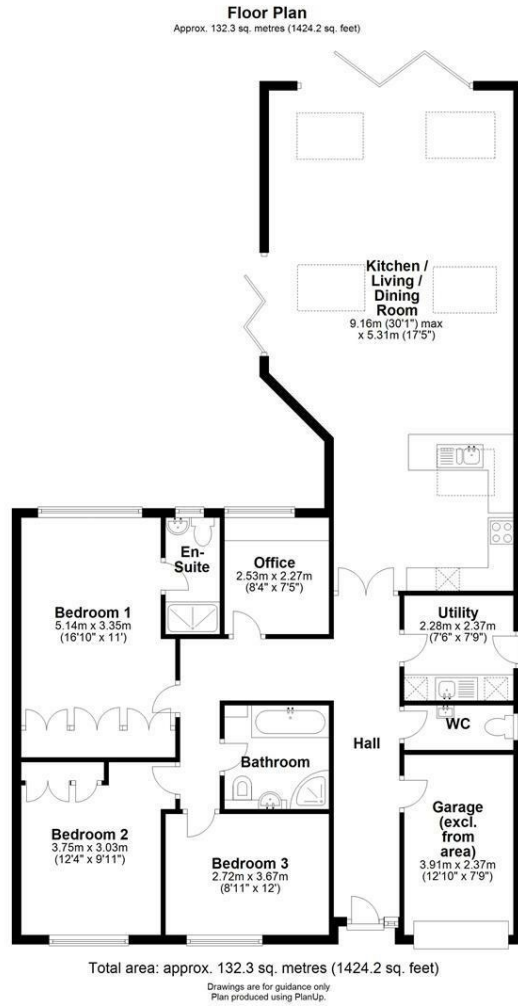
The village of Landbeach is located North of the city with convenient access to the Science and Business Parks, Waterbeach railway station, and Cambridge North railway station, with excellent links to London and the City centre. The Village is well positioned for access to the region's major road networks via the A14. There is a regular bus service and also Milton Park and Ride/City centre route is just a short drive away. In the village itself is a very active social club in the village hall, and the neighbouring village of Waterbeach (1 mile) offers varied local amenities.

SatNav: CB25 9FB

WhatThreeWords: ///cherubs.command.sour



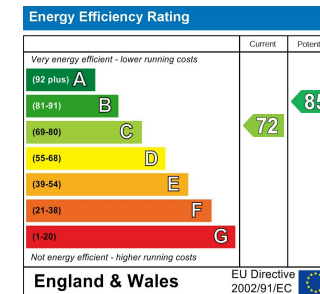
Floor Plan



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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