



8 Poorsfield Road  
Waterbeach, CB25 9RG

**Guide price £425,000**





## 8 Poorsfield Road

Cambridge, CB25 9RG

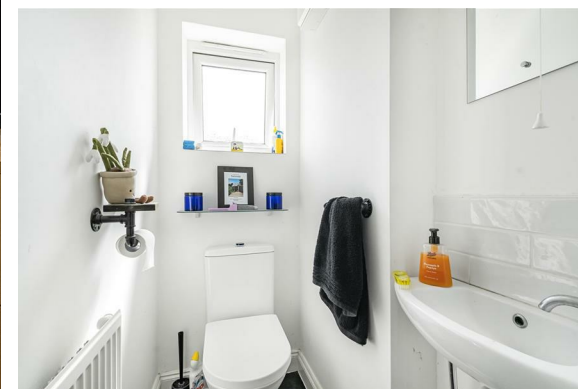
- 4 bedrooms
- 2 reception rooms
- Garage
- Garden

A versatile semi-detached family home with 4 double bedrooms, a private garden, garage and driveway.

The property has been cleverly extended and the accommodation comprises on the ground floor an entrance hall which leads to both the cloakroom and living area which has a pleasant aspect to the front. A separate dining room is conveniently located off the kitchen which is fitted with modern wall and base units with an integrated oven and space for a dishwasher and full-height fridge/freezer. There is a large utility room with additional units, a ceramic butler sink, and space and plumbing for a washing machine and dryer. There is access to both the garage and the garden.

Upstairs there are 4 double bedrooms and a family bathroom which is fitted with a white suite with a shower over the bath and tiled surround, pedestal basin, and WC.

The property is approached via a driveway leading to an integral garage with an up and over door. Gated side access leads to the







rear garden which is enclosed and private with a paved patio and lawn with raised flower beds.

Waterbeach is a popular and thriving village, at its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge.

SatNav: CB25 9RG

What3words: ///dozen.character.rectangular



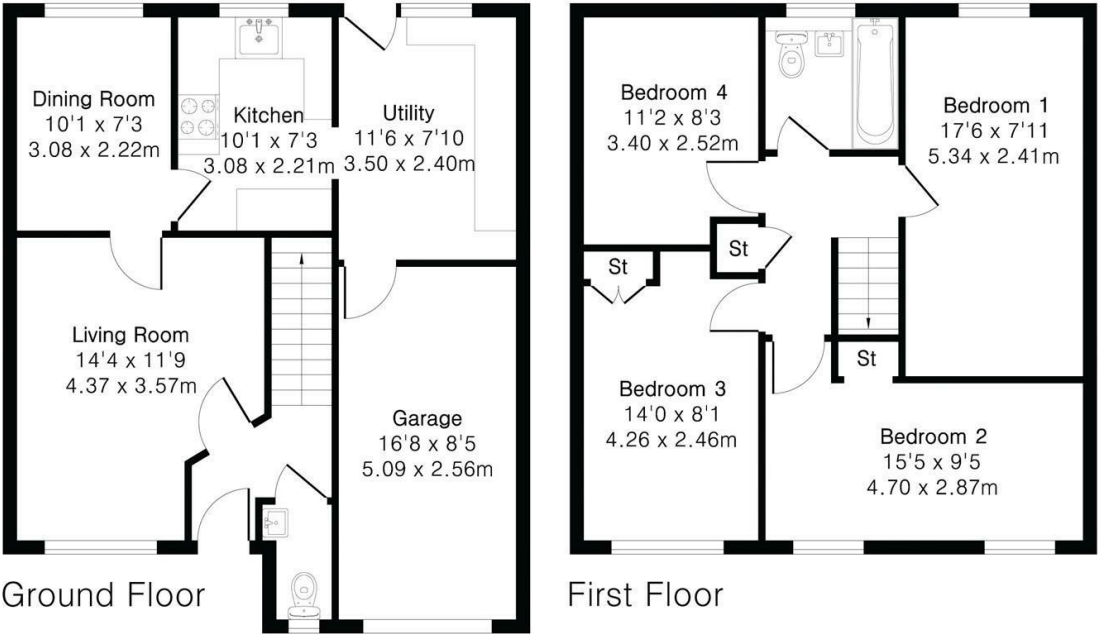


Floor Plan

**Approximate Gross Internal Area 1213 sq ft - 112 sq m**

Ground Floor Area 628 sq ft – 58 sq m

First Floor Area 585 sq ft – 54 sq m



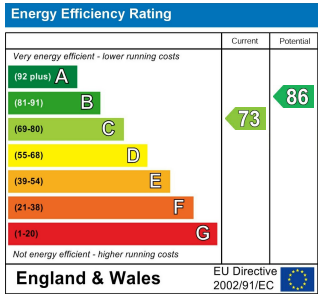
Area Map



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: D

Energy Efficiency Graph



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