



53 Bannold Road
Waterbeach, CB25 9LQ

Guide price £550,000

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- No chain
- Excellent family home
- 4 Bedrooms
- Large garden
- Garage and parking

A wonderful 4-bedroom, semi-detached family home with a large enclosed garden and garage, located within a select development in Waterbeach, convenient for the local amenities.

The property extends to over 1278sqft and offers modern and convenient living. Owned since new, the current owners upgraded the finishes including Amtico flooring on the ground floor, additional integrated appliances in the kitchen and improvements to the rear garden.

On the ground floor, there is a wide entrance hall with clever bespoke fitted under stairs soft close shoe cupboards and drawers and a cloakroom. The main living space is excellent in size and has patio doors with an outlook over the garden.

Clever pocket doors, installed by the vendors, create a versatile space opening to the large kitchen/dining room. The kitchen is stylish and includes an integrated double oven, a four-ring gas hob, dishwasher, washing





machine and fridge/freezer.

Upstairs there is a wide open landing leading to all four bedrooms and the family bathroom. The primary bedroom is a large double with fitted wardrobes and a contemporary ensuite shower room. There are two further double rooms and a large single, excellent for a nursery or home office. The family bathroom is spacious with a bath and shower over, WC, basin, and heated towel rail.

At the rear of the property is an excellent garden which is mainly laid to lawn but has a paved seating area to the side and rear with a pergola. Gated side access leads to the front of the property where there is a large driveway leading to a garage and further area of lawn.

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 9LQ What3Words: ///kingpin.obviously.agents

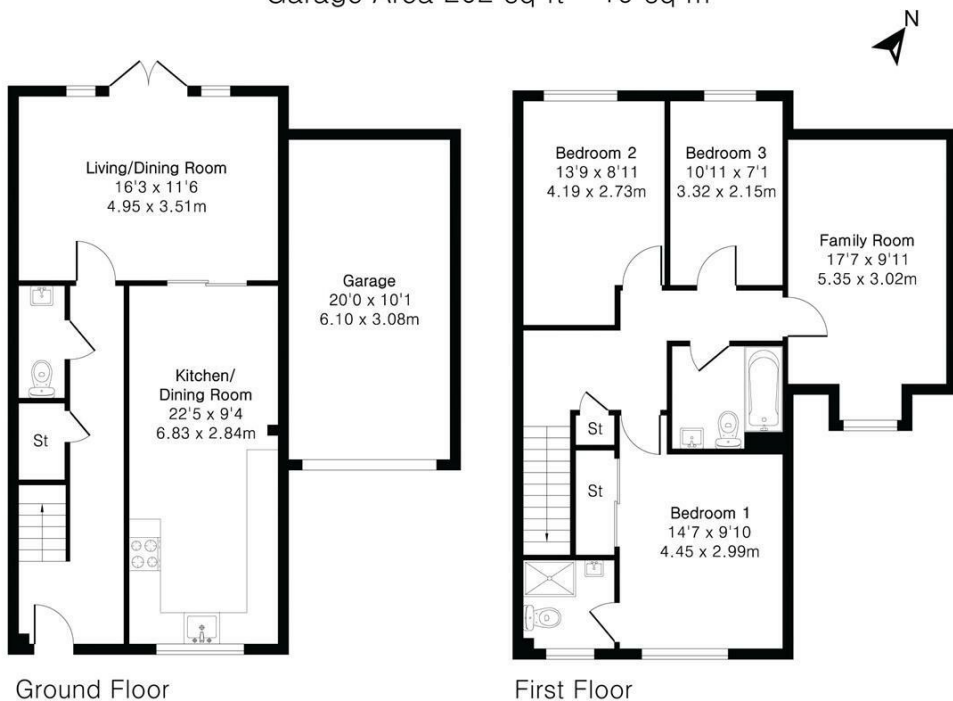


**Approximate Gross Internal Area 1278 sq ft - 119 sq
(Excluding Garage)**

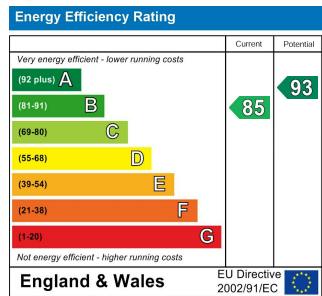
Ground Floor Area 556 sq ft – 52 sq m

First Floor Area 722 sq ft – 67 sq m

Garage Area 202 sq ft – 19 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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