



Matthew Parker Close, Landbeach
CB25 9FB

Pocock+Shaw

1 Matthew Parker Close
Landbeach
Cambridge
Cambridgeshire
CB25 9FB

A spacious detached bungalow located within this sought after village just to the north of the city.

- Deceptively spacious detached bungalow
- Large corner plot
- Kitchen/ Breakfast room
- Sitting room with adjacent dining area
- Large garden room
- Scope to remodel and update
- Oil fired central heating
- Secluded and sunny rear garden
- Attractively planted low maintenance front garden
- Driveway parking and garage with workshop

Guide Price £450,000



Landbeach is an attractive and well placed village just 5 miles north of Cambridge. The village is conveniently situated just off the A10 giving fast easy access to Cambridge, the A14 and M11 motorway.

This spacious two (originally built as a three) bedroom detached bungalow has been extended to provide well proportioned and versatile accommodation to include a sitting room, dining area, kitchen/ breakfast room, large garden room, two double bedrooms, large bathroom (formerly bedroom 3) and a utility room (formerly the bathroom). The property is set within a large corner plot with lawned open plan gardens to the front and a secluded rear garden with a sunny aspect to the rear. There is also a detached garage and workshop with driveway parking in front which offers potential for a home office/studio.

The property offers great scope to be re-modelled and updated to any buyer's particular requirements and stpp.

Offered with no upward chain, in detail the accommodation comprises:

Ground Floor Part glazed front door and glazed side panel to

Entrance porch with wall mounted electric panel radiator, cupboard housing the electric consumer unit, door to

Dining area 11'0" x 10'6" (3.35 m x 3.21 m) with window to front, radiator, built in cupboard with clothes hanging rail and shelving, door to kitchen/breakfast room (see later) and opening onto

Sitting room 16'0" x 10'11" (4.87 m x 3.34 m) with window to side, glazed door and glazed side panel to garden room, wall light points, two radiators.

Garden room 16'4" x 11'1" (4.99 m x 3.38 m) full length glazed panels to side and patio doors to rear garden, pine beams and tongue and groove panelling to ceiling, wall mounted heater, some timber wainscotting to two walls.

Kitchen/ Breakfast room 10'5" x 9'3" (3.17 m x 2.83 m) with window to side, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, built in oven with Neff microwave over, Bosch electric hob with extractor hood over, Bosch dishwasher, breakfast bar area, floor mounted Thermalow central heating boiler, double doors to cupboard housing the factory lagged hot water tank and slatted wood shelving, recessed ceiling spotlights.

Inner hallway with glazed door to dining area, loft access hatch, doors to

Bedroom 1 12'4" x 9'7" (3.76 m x 2.93 m) with window to front, built in bedroom furniture to two walls, radiator, built in cupboard with clothes hanging rail and shelving, TV point.

Bedroom 2 10'5" x 9'0" (3.18 m x 2.74 m) with window to front, good range of built in bedroom furniture to remain. Radiator, built in wardrobe cupboard with clothes hanging rail and shelving, wall mounted strip light.

Bathroom 11'8" x 9'0" (3.55 m x 2.74 m) large bathroom (originally designed as bedroom 3) with window to side, two oval basins, inset display unit with shelving and drawers below, wc, two radiators, panelled bath with glass screen over, fully enclosed and tiled shower cubicle with Triton T80 electric shower and sliding glass door, part tiled walls, mirror fronted wall cabinet, recessed ceiling spotlights.

Cloakroom 6'7" x 6'5" (2.01 m x 1.96 m) This was the original bathroom when built. Window to side, WC, wash handbasin with tiled splashbacks, plumbing for washing machine, built in cupboard with some open shelving to one wall, radiator, wall mounted mirror fronted cabinet.

Outside

Front garden Generous open plan front garden mainly laid to lawn. Trees and shrub borders.



Rear garden 45'11" x 23'0" (14.00 m x 7.00 m) southerly facing garden with paved patio area adjacent to the rear of the property leading onto a lawned area, flower and shrub borders, gravelled border area adjacent to the timber summerhouse, secure wrought iron gate leading to an off road driveway for one vehicle (in front of the garage), door to workshop, further secure wrought iron gate to side, paved area to other side of property with flower and shrub borders, apple tree and greenhouse. Oil tank. The whole offering a high degree of privacy and seclusion.

Workshop 15'1" x 9'10" (4.60 m x 3.00 m) 'L' shaped workshop with door and windows to garden, work bench, power and lighting, door to

Garage 16'1" x 8'2" (4.91 m x 2.50 m) with up and over aluminium door to front, window to side, lighting.

Services All mains services.

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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