

GRAY TOYNBEE

149 Waterbeach Road

Landbeach, CB25 9FA

Guide price £450,000

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- Newly renovated
- Extensive garden
- Off road parking
- Garden studio/home office

A fully renovated three-bedroom semi-detached home, with an expansive and enclosed rear garden, the benefit of off-street parking and situated within convenient reach of local amenities and commuter-links.

Dating back almost 100 years, the property is a clever mix of traditional features and modern living. Upon entering, a spacious and welcoming entrance hall provides access to all ground floor accommodation. At the heart of the home is the contemporary open-plan kitchen and dining room. The kitchen is well-appointed with a range of wall and base units with worksurfaces, along with a central island providing additional storage. Integrated appliances include a double oven, five-ring electric hob, dishwasher, and fridge freezer, with further space and plumbing for a washing machine. The large dining space enjoys views down the extensive garden.

The living room enjoys a front aspect providing plenty of natural light, and also benefits from a















large understairs storage cupboard. Completing the ground floor is a double bedroom, which benefits from an ensuite shower room.

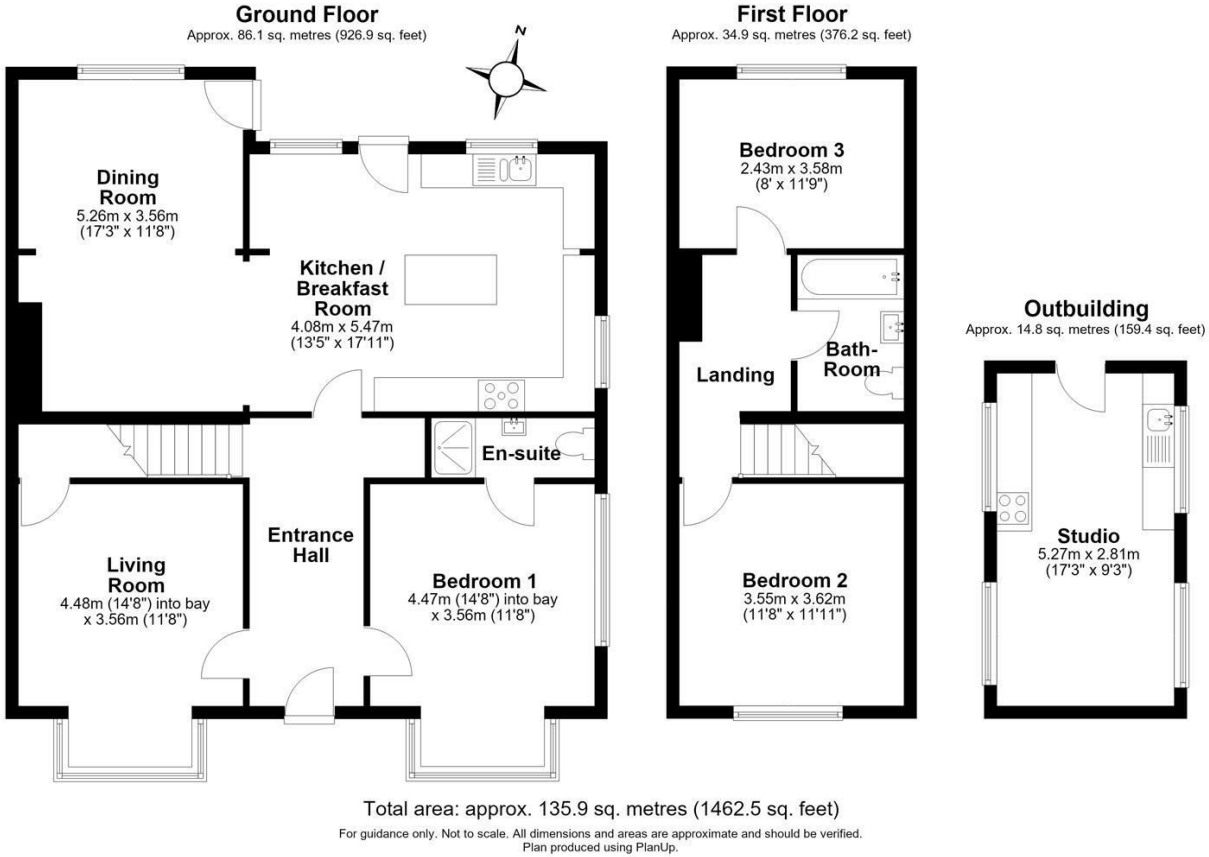
Upstairs there are two well-proportioned double bedrooms. The family bathroom is beautifully fitted with a shower over bath, vanity basin, WC and heated towel rail.

Outside, the property is approached via a private, secure gated entrance and enjoys a generous wraparound garden. The rear garden is predominantly laid to lawn with a graveled area adjoining the property, providing a practical space for outdoor seating. There is a garden studio/workshop offering a versatile space and is fitted with base units, an integrated oven and hob, with further space and plumbing for additional appliances.



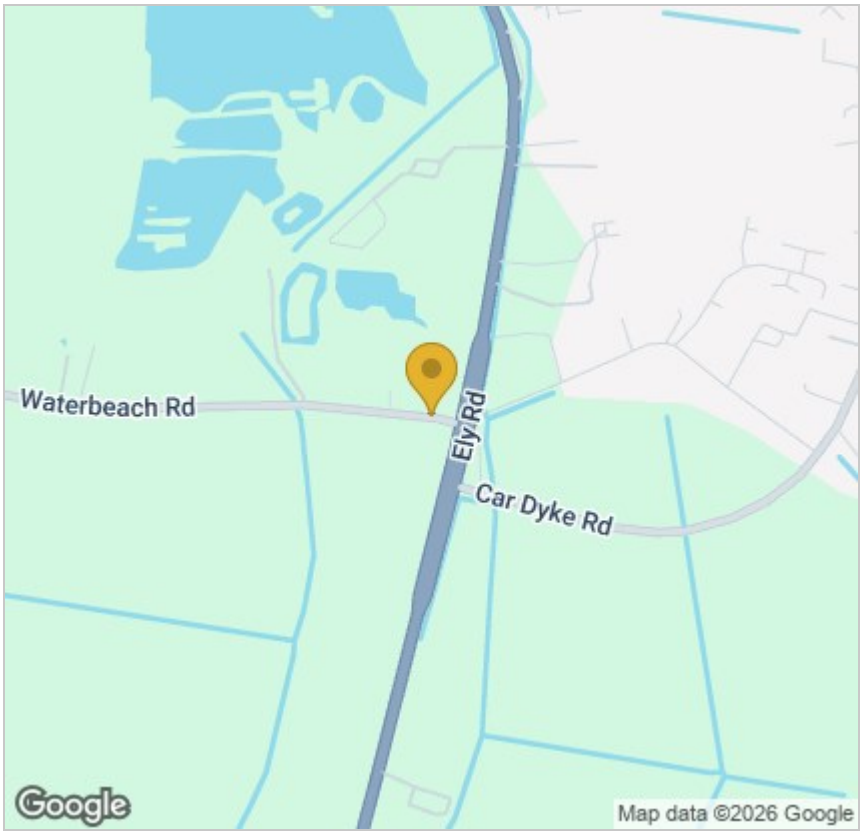


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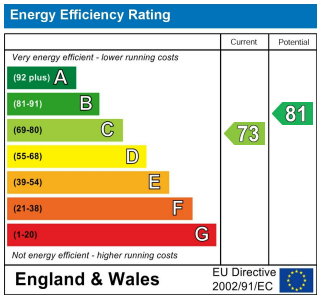


Total area: approx. 135.9 sq. metres (1462.5 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band:

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