



48 Rosemary Road  
Waterbeach, CB25 9NB

**Guide price £573,000**



## 48 Rosemary Road

Waterbach, CB25 9NB

- Spacious family home
- Large garden
- Driveway
- 5 Bedrooms

A beautifully presented link-detached house of about 1573 sq. ft with extended accommodation and clever alterations creating versatile family space, with a large garden and in a sought-after residential area within walking distance to the centre of the village.

This modern family home was originally four bedrooms but has been altered to create a spacious 5th bedroom and a ground floor shower room, the ground floor has been extended and changed to create a stylish kitchen/breakfast room with integrated appliances and ample wall and base units.

The rear living room is flooded with natural light and there is a separate dining room which could also be a playroom or large home office, a conservatory with doors to the garden completes the ground floor.

Upstairs there are four double bedrooms and a family bathroom with a bath and separate shower.

Outside, at the front, there is a





driveway with parking for several cars and a large lawned area. Side access leads to the spacious rear garden which is mainly laid to lawn with well-stocked flower and shrub borders and raised beds. There is also a useful large timber workshop.

Waterbeach is a popular and thriving village, at its center 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. Sat Nav: CB25 9NB What3Words: [///chitchat.reputable.remotes](https://www.what3words.com/#!/en-gb////chitchat.reputable.remotes)



## Floor Plan

**Approximate Gross Internal Area 1573 sq ft - 146 sq m**

Ground Floor Area 946 sq ft – 88 sq m

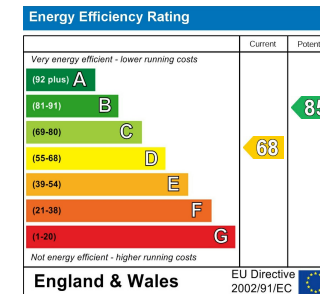
First Floor Area 627 sq ft – 58 sq m



## 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: D

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