



61 Bannold Road  
Waterbeach, CB25 9LQ

**Guide price £515,000**



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- Underfloor Heating to Ground Floor
- EV Charging Point
- 2 Parking spaces
- Generous garden

A three-bedroom semi-detached family home, thoughtfully designed to an excellent standard with modern living in mind by Artisan Homes, and boasting a prime position within this select development of just 5 new homes.

On the ground floor is a bright and spacious entrance hall with a cloakroom and open-plan kitchen/living/dining room with French doors opening onto the garden. The kitchen benefits from fitted appliances and there is also a useful utility cupboard with space for a washing machine and tumble dryer.

On the first floor there is a good size Master bedroom with an en-suite shower room, a further double bedroom and a single bedroom/study. The second and third bedroom share the family bathroom.

Outside gated side access leads to a generous enclosed garden which is laid to lawn and benefits from a spacious shed. To the front of the property, there is off-road parking for two vehicles with the added benefit of an EV





charging point.

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

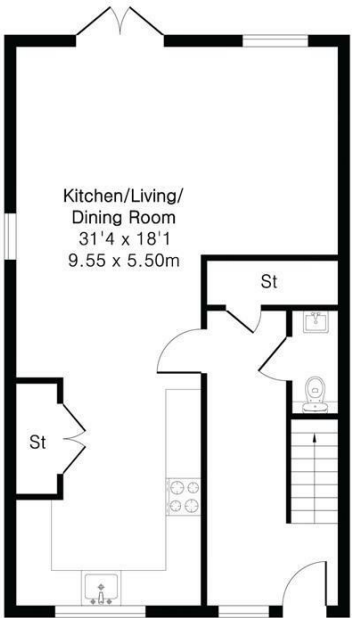
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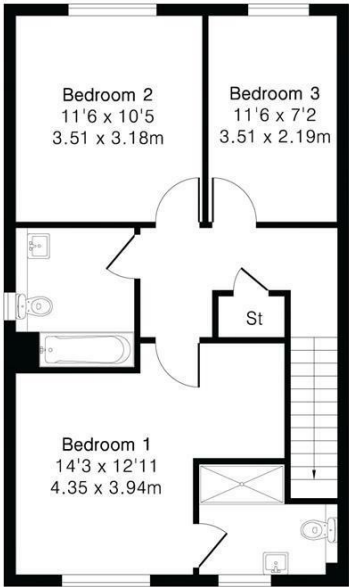
**Approximate Gross Internal Area 1122 sq ft - 104 sq m**

Ground Floor Area 561 sq ft – 52 sq m

First Floor Area 561 sq ft – 52 sq m



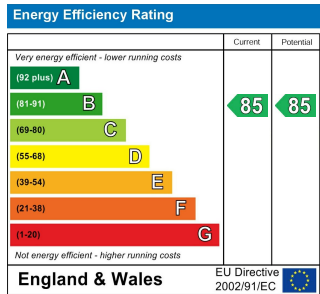
Ground Floor



First Floor



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: D

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