



Radcliffe & Rust
Residential sales & lettings

1 Saberton Close, Waterbeach CB25 9QW
Offers In Excess Of £350,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this two-bedroom semi-detached property in the highly desirable village of Waterbeach, Cambs, CB25. The property is located on a quiet, private road and has fantastic access to the A10, A14 and M11, perfect for those looking for an easy commute to nearby towns or cities, including Cambridge City Centre (less than seven miles away). If you need to commute by train for work or pleasure, then Waterbeach has its own train station, which has direct links to Cambridge and London. Waterbeach offers its residents a wealth of amenities, including three public houses, various takeaway shops, a convenience store ...the list goes on. And schools? Saberton Close is in the catchment area for Waterbeach Community Primary School, and children over 11 usually attend secondary school at Cottenham Village College, both rated 'Good' in their most recent Ofsted inspections.

The house can be found in a quiet cul-de-sac and is set back from the road by a pathway and a small gravel front garden area. Once inside the property, you enter a large porch with more than enough space for coats and shoes; it is a great additional storage area.

Immediately on your left, as you enter the main entrance hall, is the spacious lounge/dining room. This room is a great size and perfect for a small family or couple to enjoy with friends. There is plenty of space for a dining table and chairs alongside lounge furniture; it is a practical size and shape for styling in whatever way works for you and your lifestyle. At both ends of the room are windows, which, combined with the neutral décor, give the feeling of light and space.

Next to the lounge/dining room, at the back of the house, is the kitchen/breakfast room, another generous size room. The white and wood cupboards, black marble effect worktop, and laminate flooring (spilling in from the hallway) contrast beautifully, making the space modern and inviting. There is also space for a table and chairs to enjoy breakfast in the morning while looking out into the garden through the French doors at the back of the kitchen. Back out in the hallway, the last room downstairs is the downstairs toilet with a W.C. and hand basin.

Once upstairs, you find yourself on a landing leading to both bedrooms, the main bathroom and an airing cupboard. The first room you reach at the top of the stairs is the family bathroom, which has a W.C., handbasin, bath (with shower overhead), wall-mounted mirror and an extractor fan. Next to the bathroom is bedroom one, which sits at the back of the property and overlooks the rear garden. This room is a good-sized double, with plenty of room for all the necessary furniture. Bedroom two next door has built-in double wardrobes, providing an envious amount of storage space.

Back downstairs, French doors from the kitchen/breakfast room take you out into the rear garden, which really is a little haven. The

whole area is half decking, half patio and surrounded by fencing. It may be small, but there is more than enough space for garden furniture, a barbecue, and even a little firepit if you are feeling adventurous. And most importantly, it is private. This space is the perfect place to escape for some quiet time with a book and a glass of wine.

Saberton Close is in excellent condition throughout and will require minimal upgrading...taste-dependent, of course. At the side of the property is a driveway with space for two cars. And the best part? There is no upward chain.

Please call us on 01223 307898 to arrange a viewing at Saberton Close and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

No Onward Chain
Tenure: Freehold
Council tax band B.

An annual charge is made of £250.00 for the upkeep of the private road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

