



Rosemary Road, Waterbeach, CB25 9NB

CHEFFINS

Rosemary Road

Waterbeach,
CB25 9NB

A three bedroom link-detached family home offering flexible and well proportioned accommodation across two floors. The property further benefits from off road parking for multiple vehicles as well as two garages and a car port. Situated in an enviable position in this well-served and highly sought after village, with ease of access to a wealth of local amenities and Waterbeach station.

LOCATION

The thriving and well regarded village of Waterbeach provides an extensive range of local amenities, including shops and schools, tennis courts, local inns/restaurants, and for the commuter it has its own mainline railway station, providing direct links to Cambridge, London, Ely and access to the River Cam. Furthermore, the village is so well placed for access to major routes, including the A14 (leading to the A1 and M11 motorway), and the university city of Cambridge, which is located just 5 miles to the south of the village within cycling distance. The Cambridge North station is close by and also the extensive science and business parks are within easy reach.

3 1 1

Guide Price £450,000





GLASS AND UPVC ENTRANCE DOOR

leading into:

ENTRANCE LOBBY

with frosted UPVC double glazed windows, tiled floor, downlights, glass and UPVC double glazed door leading into:

ENTRANCE HALL

with downlights, access to first floor and understairs storage cupboard which has power and coat hanging rail, access doors into respective rooms.

SITTING ROOM

with dual aspect UPVC double glazed windows overlooking the rear garden and side of the property, downlights and two radiators.

KITCHEN

with vinyl effect laminate flooring, downlights, a range of floor and wall units, laminate worktops, storage cupboard with hanging rail, UPVC double glazed window overlooking the front of the property, UPVC double glazed door out onto the side of the property, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, part tiled walls.

FIRST FLOOR

LANDING

with access into loft, storage cupboard with downlights, frosted UPVC double glazed window overlooking side of the property and doors into respective rooms including:

PRINCIPAL BEDROOM

with downlights, radiator, UPVC double glazed window overlooking the rear of the property.

BEDROOM 2

with radiator, downlights and UPVC double glazed window overlooking the rear of the property.

BEDROOM 3

with radiator and downlights, UPVC double glazed window overlooking the front of the property.

BATHROOM

with Karndean effect wood flooring, three piece suite comprising; tiled shower cubicle, low level WC and hand wash basin, part tiled walls, radiator and extractor fan with UPVC frosted window overlooking front of the property, cupboard housing boiler.

OUTSIDE

The property is approached via a concrete driveway offering off road parking for several vehicles. The front garden is bordered by beds containing a variety of plants and shrubs. The driveway continues into a car port offering further covered parking and access into one of the properties two garages.

The rear garden is south facing and predominantly enclosed with metal and wall fencing, the rear garden is filled with a variety of plants and shrubs and offers access into the second of the properties two garages through a wooden side door, where there is further parking available both garages have electric up and over doors and power to both, there is a lockable garden shed which is at the rear of the integral garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1014 sq ft - 95 sq m

Ground Floor Area 523 sq ft - 49 sq m

First Floor Area 491 sq ft - 46 sq m

Garage Area 297 sq ft - 28 sq m
(Excluding Garage)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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[For more information on this property please refer to the Material Information Brochure on our website.](#)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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