



Matthew Parker Close, Landbeach, CB25 9FB



pocock & shaw

Residential sales, lettings & management

5 Matthew Parker Close  
Landbeach  
Cambridge  
CB25 9FB

A deceptively spacious three bedroom bungalow located within a small and highly popular cul de sac, located in a sought after village just to the North of the city.

- Deceptively spacious accommodation
- Large sitting/dining room
- Kitchen/breakfast room
- Shower room and cloakroom
- Conservatory
- Oil fired central heating
- Double glazing
- Attractive rear garden
- Attractively planted low maintenance front garden
- Ample driveway parking and Garage

Offers around £395,950



Landbeach is an attractive village well placed just 5 miles north of Cambridge. Renowned for the variety and quality of housing, Landbeach is one of the few remaining villages unspoilt in more recent times by development. The village is conveniently situated just off the A10 giving fast easy access to Cambridge, the A45 and M11 motorway.

This spacious three bedroom semi detached bungalow has been extended to provide well proportioned and versatile accommodation to include a large sitting/dining room and kitchen/breakfast room. The property is set in attractive gardens with a low maintenance garden to the front and a landscaped rear garden backing on to farmland. The property provides ample driveway parking with an attached garage. Offered with no upward chain, viewing comes highly recommended

In detail the accommodation comprises;

#### UPVC PART GALZED DOOR AND FULL LENGTH GLAZED PANELS TO

**ENTRANCE LOBBY** with glazed door to bedroom 3, glazed door to hallway and door to;

**CLOAKROOM** with window to front, fully tiled walls, wc, wash hand basin with inset wall mirror over, ceramic tiled flooring.

**BEDROOM 3** 14' 9 (narrowing to 11'5)" x 7' 0" (4.5m x 2.13m) with glazed upvc door and full length side panels to rear garden, coving, radiator, built-in cupboard with shelving.

**HALLWAY** 'L' shaped hallway with two built in cupboards - one with clothes hanging rail, loft access hatch, glazed double doors to sitting/dining room, radiator.

**KITCHEN/BREAKFAST ROOM** 20' 3" x 10' 8 (MAX)" (6.17m x 3.25m) with window to rear overlooking the garden, good range of fitted wall and base units with worksurfaces over, under unit lighting, tiled splashbacks, space for electric cooker with extractor hood over, space and plumbing for washing machine, space for under-counter fridge, one and a quarter bowl stainless steel sink unit and drainer, breakfast bar area, cupboard

housing the factory lagged hot water tank, further cupboard housing the wall mounted Myson oil fired central heating boiler, part glazed door to rear, ceramic tiled flooring

**SITTING/DINING ROOM** Large semi-open plan space comprising;

**SITTING ROOM** 16' 11" x 10' 11" (5.16m x 3.33m) with coving, stone-faced fireplace with timber mantle and display shelves, inset open fire and stone hearth, wall light points, radiator, archway opening onto;

**DINING AREA** 10' 11" x 10' 3" (3.33m x 3.12m) with coving, upvc sliding door to conservatory, wall light points, radiator

**CONSERVATORY** 11' 5" x 5' 7" (3.48m x 1.7m) upvc double glazed conservatory with windows to rear and sliding door to side, door to side, power and lighting, ceramic tiled flooring.

**BEDROOM 1** 12' 7" x 10' 11" (3.84m x 3.33m) with window to front, radiator

**BEDROOM 2** 10' 7" x 9' 0" (3.23m x 2.74m) with window to front, radiator

**SHOWER ROOM** with window to side, fully tiled walls, good sized shower cubicle with contemporary glass screen and electric shower unit, wash hand basin, wc, radiator, water meter, ceramic tiled flooring.

#### OUTSIDE

Attractively planted low maintenance garden to front with adjacent driveway providing off road parking for several vehicles and leading onto the;

**ATTACHED GARAGE** (24'9"max X 7'9" max) with aluminium up and over door to front, electric consumer unit, power and lighting, part-glazed personal door to:

**REAR GARDEN** 43' 0 (APPROX)" x 40' 0 (APPROX)" (13.11m x 12.19m) Enclosed rear garden with paved patio area adjacent to the rear of property (polycarbonate canopy between kitchen and garage

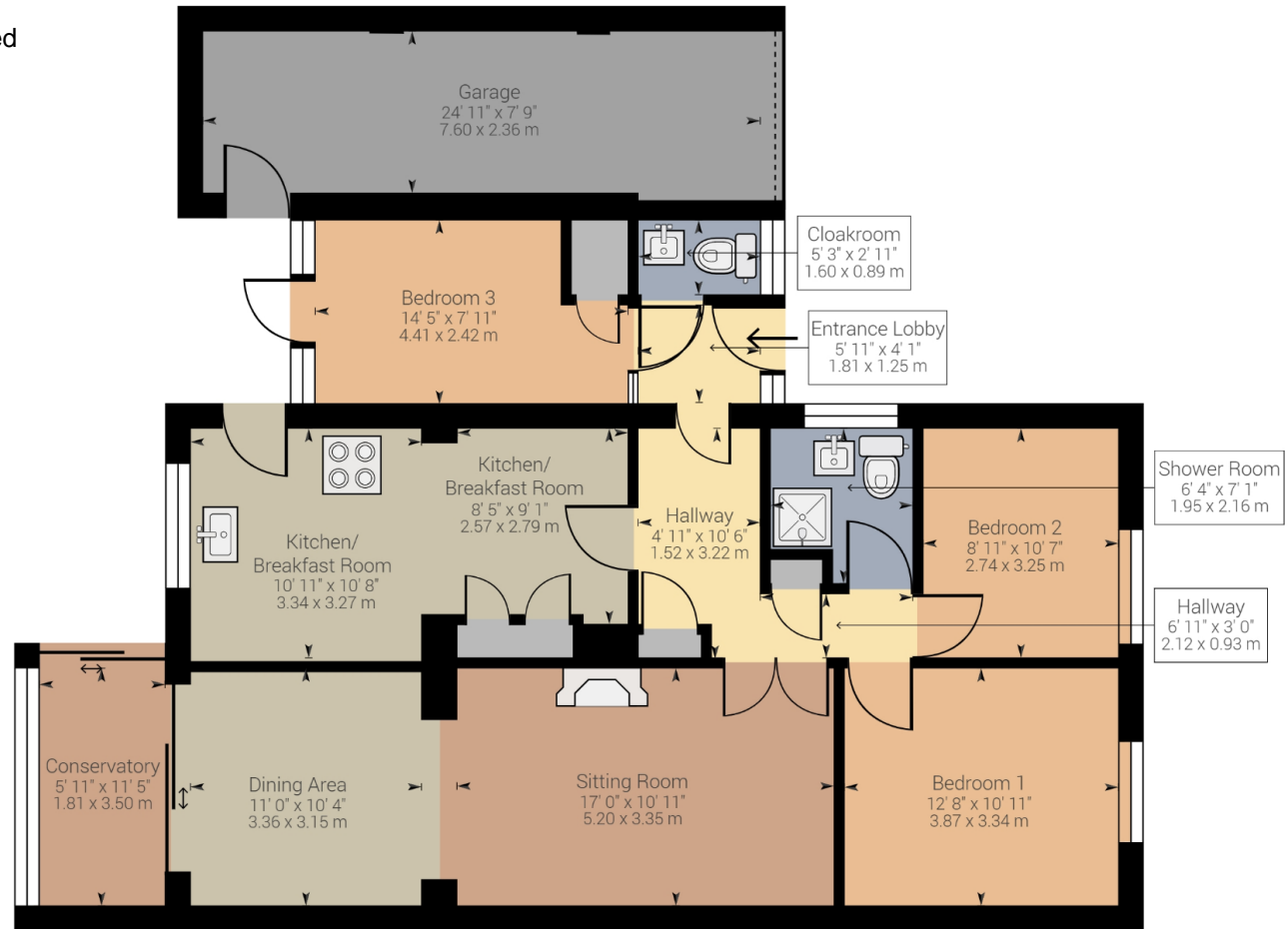


doors providing shelter from the rain), lawn, well stocked flower and shrub borders, further paved seating area, timber shed, gated recess with oil tank, water tap, outside lighting.

TENURE Freehold

COUNCIL TAX Band D

VIEWING By prior appointment with Pocock & Shaw



Approximate net internal area: 1113.57 ft<sup>2</sup> (1309.98 ft<sup>2</sup>) / 103.45 m<sup>2</sup> (121.7 m<sup>2</sup>)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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