



Burgess Road, Waterbeach  
CB25 9ND

**Pocock+Shaw**



33 Burgess Road  
Waterbeach  
Cambridge  
Cambridgeshire  
CB25 9ND

A detached three bedroom bungalow set on a mature plot in a lovely non-estate position on the edge of Waterbeach village. With numerous shops and the mainline railway station a short walk away.

- Porch and entrance hall
- Sitting room with wood burning stove
- Kitchen breakfast room
- Three bedrooms
- Family bathroom
- En-suite to one bedroom
- Possible annexe with second kitchen
- Two car ports and shed
- Lawned garden

Offers in region of £475,000





This older style detached bungalow offers versatile accommodation with two kitchens and potential one bedroom annexe with wet room. Two further double bedrooms, family bathroom and outbuildings, including a shed and two car ports.

The village is a short walk away and offers numerous shops, a primary school and the mainline railway station.

#### **Entrance door to**

**Porch** Internal door to:

**Entrance hall** Radiator, tiled floor, access to loft space.

**Sitting room** Feature fireplace with wood burning stove. Mock exposed timber beams to ceiling. Door to rear porch. Opening to:

**Conservatory** 13'10" x 10'10" (4.22 m x 3.30 m)  
Glazed windows to the rear and side, double French doors to garden. Tiled floor and radiator.

**Kitchen dining room** 13'11" x 13'4" (4.24 m x 4.06 m)  
Fitted units with work surface, inset one and a quarter bowl single drainer sink unit with mixer tap, continuation of work surface with four burner ceramic hob and matching double eye level oven. Part tiled splashback, window to the rear and ceramic tiled floor. Space and plumbing for washing machine and tumble drier.

**Bedroom one** 11'7" x 10'0" (3.53 m x 3.05 m) Window to the front, radiator and single cupboard.

**Bedroom two** 9'4" x 7'6" (2.84 m x 2.29 m) Window to the front, radiator and single cupboard.

**Family bathroom** Pedestal wash basin, close coupled wc and bath, tiled shower cubicle, skylight and radiator.

#### **Annexe**

**Bedroom three** 14'3" x 12'8" (4.34 m x 3.86 m) Double radiator, two Velux roof lights, door to:

**En-suite wet room** Fitted suite with pedestal wash basin, close coupled WC and bath, shower wet area, double radiator window to the rear

**Kitchen** Fitted work surface with single drainer stainless steel sink unit, base unit, breakfast bar and four wall mounted cupboards. Door and window to the rear.

**Outside** The bungalow is set on a mature plot with lawned area to the front and side. Shared driveway to the side leading to a driveway and ample off road parking.

**Carport** 17'7" x 15'11" (5.36 m x 4.85 m)

**Carport** 16'10" x 16'9" (5.13 m x 5.11 m)

#### **Timber shed**

**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw

#### **Key Facts for Buyers**

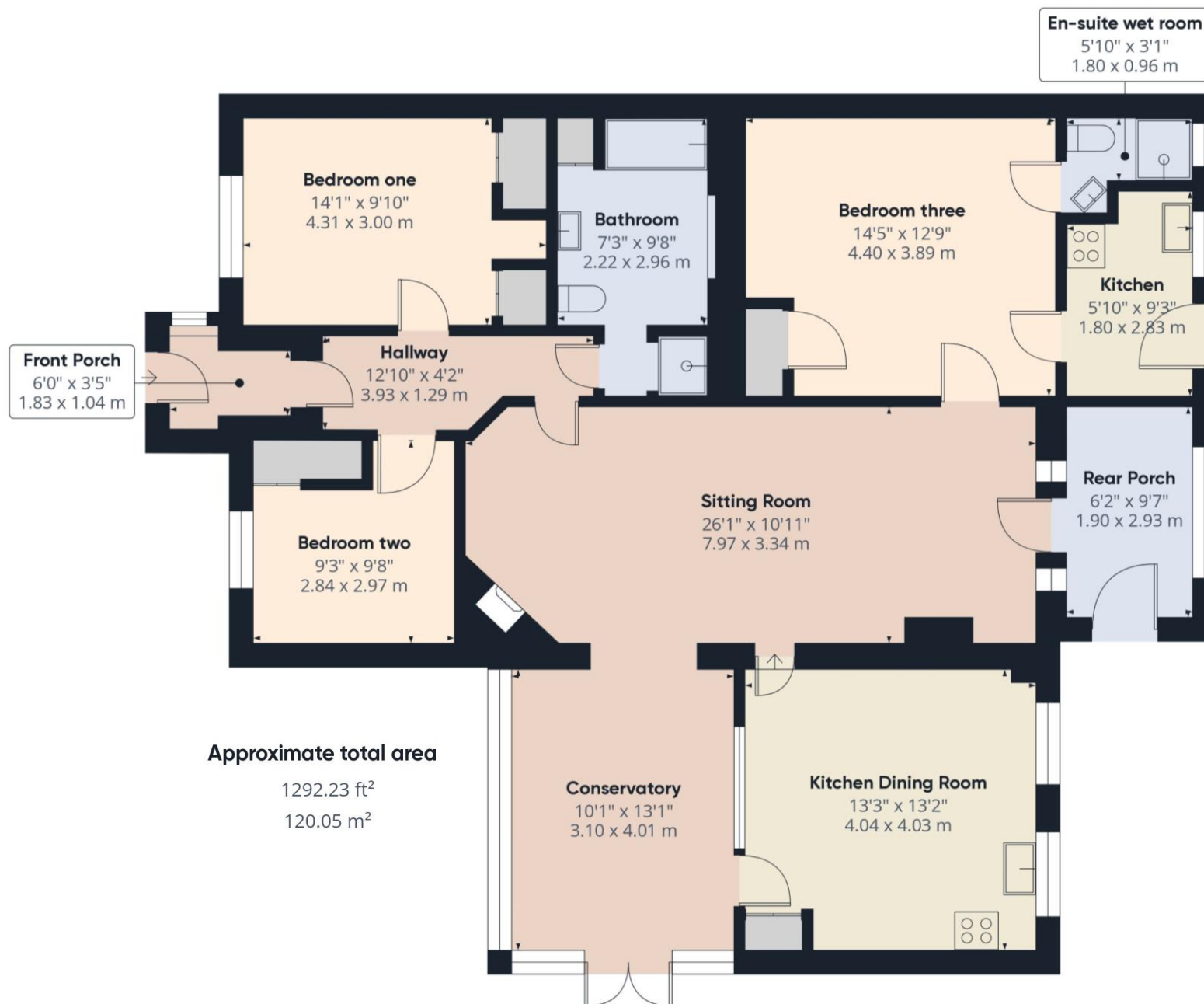
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	26	
(1-20)	G		
Not energy efficient - higher running costs			

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