



Matthew Parker Close, Landbeach  
CB25 9FB

**Pocock + Shaw**



5 Matthew Parker Close  
Landbeach  
Cambridge  
Cambridgeshire  
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
- Gas fired central heating with new boiler fitted in 2021
- Double glazing
- Re-carpeted throughout in 2021
- Attractive rear garden
- Low maintenance front garden
- Driveway parking and Garage

Guide Price £425,000





Landbeach is an attractive village well placed just 5 miles north of Cambridge. The village is conveniently situated just off the A10 giving fast easy access to Cambridge, the A14 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 onto farmland. The property provides ample driveway parking with an attached garage. Offered with no upward chain.

In detail the accommodation comprises:

**Ground Floor** with UPVC part glazed 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 handbasin with inset wall mirror over, ceramic tiled flooring.

**Bedroom 3** 14'9" x 7'0" (4.50 m x 2.13 m) with glazed upvc door and full length side panels to rear garden, coving, radiator, built in cupboard with shelving.

**L shaped hallway** with two built in cupboards, one with clothes hanging rail, loft access hatch (within the loft space there is a gas combination boiler, new in 2021), glazed double doors to sitting/dining room, radiator.

**Kitchen/ Breakfast room** 20'3" x 10'8" (6.17 m x 3.25 m) with window to rear overlooking the garden, good range of fitted wall and base units with work surfaces 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 with slatted wood shelving, recess for fridge/freezer, radiator, part glazed door to rear, ceramic tiled flooring.

**Sitting/ Dining room** large semi open plan space comprising:-

**Sitting room** 16'11" x 10'11" (5.16 m x 3.33 m) with coving, wall light points, radiator, archway opening onto

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

**Conservatory** 11'5" x 5'7" (3.48 m x 1.70 m) upvc double glazed conservatory with windows to rear and sliding door to side, door to garden, power and lighting, ceramic tiled flooring.

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

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

**Shower room** with window to side, fully tiled walls, good sized shower cubicle with contemporary glass screen and electric Triton T80 shower unit, wash handbasin, 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" x 40'0" (13.11 m x 12.19 m) with paved patio area adjacent to the rear of the 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, outside lighting.

**Services** All mains services.

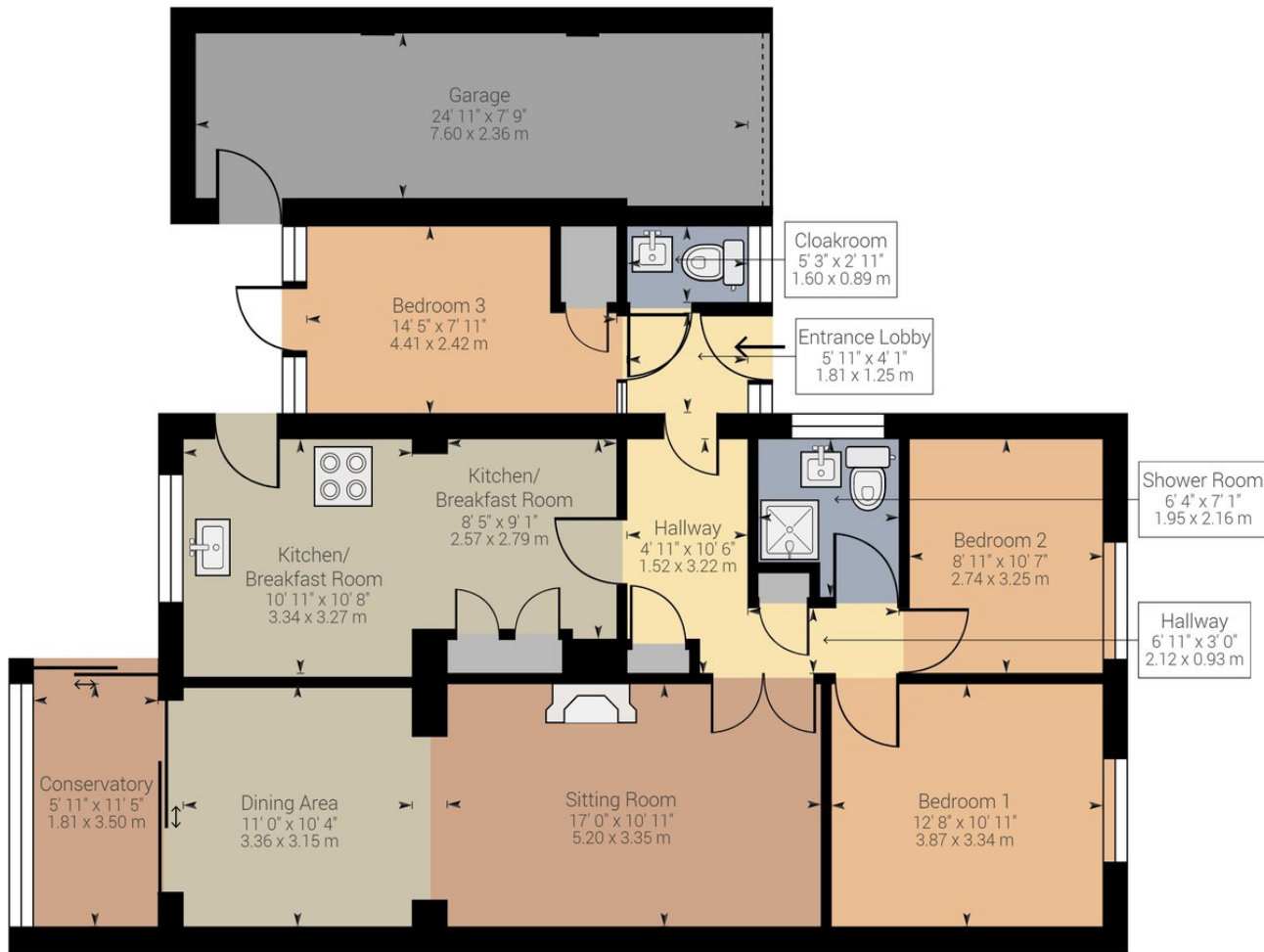
**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement 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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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