

**ENTRANCE HALL** Double glazed door, doors off to WC, kitchen, breakfast room and living room/diner, stairs to first floor, radiator, coving, carpeted flooring.

**LIVING ROOM/DINER** 18' 10" x 10' 9" (5.76m x 3.29m) Double glazed window to side aspect, double glazed box bay window to the front aspect with double glazed French doors leading into the rear garden. Coving, two radiators, carpeted flooring.



**KITCHEN/BREAKFAST ROOM** 11' 9" x 10' 7" (3.60m x 3.23m) Double glazed French doors to rear garden, range of wall and floor mounted base units, electric cooker with four ring gas hob and extractor over, stainless steel sink unit with drainer, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas fired boiler unit, radiator, coving, tiled flooring.



**GROUND FLOOR CLOAKROOM** Two piece suite comprising low level WC and corner wall mounted wash basin with tiled splashback, extractor, radiator, coving, carpeted flooring.

#### STAIRS TO FIRST FLOOR

**FIRST FLOOR LANDING** Double glazed window to front aspect, airing cupboard, loft access, doors off to all bedrooms and bathroom, carpeted flooring.

**BEDROOM ONE** 11' 10" x 11' 0" (3.62m x 3.37m) Double glazed box bay window to front aspect, built-in sliding door wardrobes, radiator, coving, carpeted floor.



**BEDROOM TWO** 10' 4" x 8' 2" minimum (3.17m x 2.49m) Double glazed window to side aspect, radiator, coving, carpeted floor.

**BEDROOM THREE** 7' 0" x 6' 6" (2.15m x 2.00m) Double glazed window to rear aspect, radiator, coving, carpeted floor.



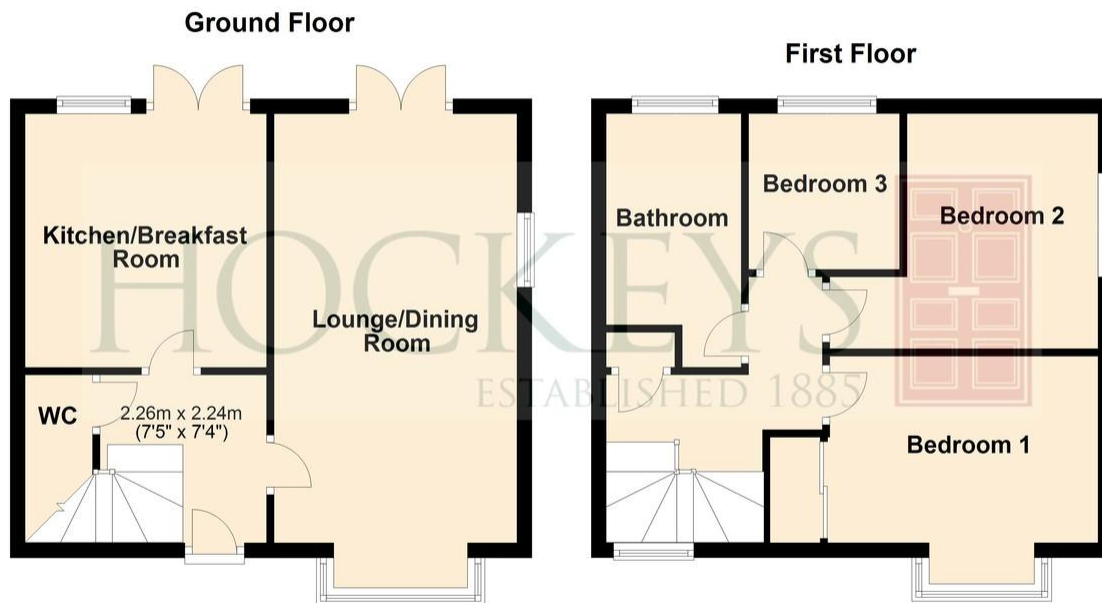
**BATHROOM** Double glazed window to rear aspect, three piece suite comprising low level WC, pedestal wash basin with tiled splashback, 'P' shaped bath with shower over and fully tiled surround, wall mounted vanity cabinet, radiator, coving, tiled flooring.

**OUTSIDE** Brick weaved driveway provides parking for

two cars aswell as access to the rear, leading to path to the front door with patio into front door. Side access, gravelled front lawn with various shrubs to borders.

Rear garden is half laid to lawn and half decked with various shrubs and flowers set to borders and beds, fully enclosed by fencing, corner allotment, timber shed, side access to parking.





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3 Saberton Close, Waterbeach,  
Cambridge, CB25 9QW

£350,000 Freehold

A well proportioned and immaculately presented three bedroom semi-detached home situated within a quiet development of homes in Waterbeach just under one mile from the station within the village. The accommodation comprises a double aspect, bay fronted living room, kitchen/breakfast room with door out to the garden, three bedrooms and two parking spaces.



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