



Coronation Close, Waterbeach, Cambridge,
CB25 9NP



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Residential sales, lettings & management

18 Coronation Close
Waterbeach
Cambridge
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This substantially extended four bedroom home, has been refurbished to an extremely high standard throughout, with an impressive fitted kitchen family room, sitting room and further large play room, along with a study area. Luxury ground floor shower room, family bathroom and en-suite to bedroom one. Set on a large corner plot with recently installed covered swimming pool.

- Large reception hall with polished marble floor
- Large kitchen family room
- Sitting room
- Play room
- Study area
- Ground floor shower room
- Four bedrooms, en-suite to master
- Family bathroom
- Large garden with heated covered pool
- Off road parking

Offers around £550,000



This superbly presented four bedroom family home has been significantly extended in recent years over two floors, to now offer spacious and extremely versatile living accommodation. Having been carried out and finished to a high standard, with luxury ground floor shower room, en-suite and family the bathroom. The kitchen/family room is an impressive space with Beech block work surface, and French doors opening to the sitting room. There is a study/office area, and large playroom with Bi-fold doors opening to the rear garden. Set on a large corner plot, with large patio area, and main Astro turfed garden, featuring the heated and covered swimming pool, with sliding glazed cover that fully opens.

ENTRANCE DOOR

RECEPTION HALL With stairs rising to the first floor, attractive polished marble flooring, radiator, double fitted cloaks cupboard, single cupboard housing hot water cylinder.

CLOAKS / SHOWER ROOM A luxury fitted suite with white vanity wash basin, double cupboard beneath, wall mounted enclosed cistern WC, large double shower with part ceramic tiling to the walls, heated towel rail/radiator, light tube.

STUDY AREA Door to the rear garden, wood effect flooring. Velux roof light.

SITTING ROOM Radiator, bi-fold doors opening to the rear garden. Recessed spot lights to the ceiling.

PLAYROOM Bi-fold doors opening to the rear garden, wood effect flooring, recessed spot lights to ceiling.

KITCHEN/FAMILY ROOM Superbly fitted range of gloss units set under a beech wood block work surface, inset one and a half bowl single drainer sink unit with mixer tap. Range of base units with integrated dish washer, space and plumbing for washing machine, inset stainless steel five burner gas hob, stainless steel and glass canopy extractor fan, double eye level oven. Continuation of wood block work surface with further base units, and matching breakfast bar. Part ceramic tiled splash back, window to the front. Tile effect flooring.

Dining Area: Attractive oak flooring, door to the rear garden, recessed spotlights to the ceiling. Double doors opening to the rear garden.

LANDING Window to the front, access to loft space. Light tube. Recessed spotlights.

BEDROOM ONE Range of fitted wardrobes to one wall, with central double door glazed display unit. Double French doors with Juliet balcony. Radiator.

EN-SUITE SHOWER ROOM Luxury fitted suite with wall mounted wash basin, enclosed cistern WC, large double walk in shower. Ceramic tiling to the walls and floor, Velux rooflight, heated towel rail/ radiator.

BEDROOM TWO Window to the rear garden. Radiator, double fitted wardrobe

BEDROOM THREE Dual aspect windows to the front and side, radiator.

BEDROOM FOUR Window to the rear garden. Radiator.

BATHROOM Fitted white suite, with counter set wash basin, enclosed cistern WC, bath with fitted shower mixer tap. Ceramic tiling to the floor and walls, window to the front, heated towel rail/radiator. Recessed spotlights to the ceiling.

OUTSIDE

FRONT GARDEN Block paved garden area, providing off road parking, and access to :

LARGE REAR GARDEN Fully enclosed with timber fencing to the side and rear boundaries. Large raised flower and shrub border. Paved patio area. Timber pool building and shed . Power and light connected.

COVERED HEATED POOL With glazed sliding cover. Ground source heat pump located in adjoining pump building.

SERVICES All mains services are connected
TENURE Freehold



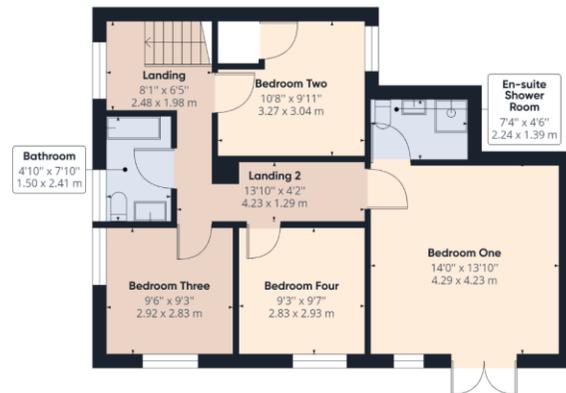
SERVICES All mains services are connected

TENURE Freehold

VIEWING By appointment with Pocock and Shaw



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1747.52 ft²
162.35 m²

Reduced headroom

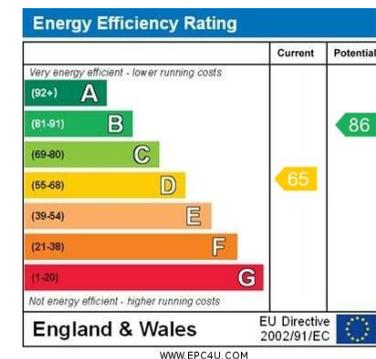
11.87 ft²
1.10 m²

(1) Excluding balconies and terraces

⊠ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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