



70 sqm / 746 sqft

139 sqm / 0.04 acres

Semi-detached

3 bed, 1 recep, 2.5 bath

Driveway parking

2013- Freehold

EPC - B / 83

Council tax band - C

WATERMANS ROAD

A beautifully presented three-bedroom modern home offering 746 sq ft of bright, well-balanced accommodation, including a newly renovated kitchen/dining room with French doors and a principal bedroom with en suite.

Benefitting from driveway parking and an enclosed rear garden, the property is move-in ready and ideally positioned in the popular village of Waterbeach with excellent access to Cambridge.



Guide Price
£380,000.00



A beautifully presented modern home offering well-balanced accommodation extending to approximately 746 sq ft (70 sq m), ideal for first-time buyers, young families or those looking to downsize. The property has been thoughtfully updated and maintained by the current owners and is presented in excellent condition throughout, offering a truly move-in ready home with nothing needing to be done.

The property is set back from the road with an attractive brick façade and its own driveway providing off-road parking for two cars. Internally, the accommodation is bright, stylish and well arranged. The entrance hall leads to a generous living room measuring 14'5 x 11'10, a welcoming space finished in contemporary tones with wood-effect flooring, creating a comfortable area for relaxing and entertaining.

To the rear, the recently renovated kitchen/dining room spans the width of the property. This impressive space is fitted with a range of sleek white wall and base units complemented by wood-effect worktops and metro-style tiled splashbacks. Integrated appliances include an oven with gas hob and extractor, microwave, dishwasher and washing machine, creating a clean and practical cooking environment. The dining area comfortably accommodates a table and chairs and benefits from French doors opening directly onto the rear garden, allowing plenty of natural light and an easy flow between indoor and outdoor living. A convenient ground floor cloakroom and useful storage complete the downstairs accommodation.

Upstairs, there are three bedrooms. The principal bedroom measures 12'0 x 9'7 and enjoys the added benefit of an en suite shower room fitted with a modern suite and contemporary tiling. Bedroom two measures 8'11 x 7'6 and bedroom three 7'6 x 6'2, making them ideal as guest rooms, children's bedrooms, a nursery or a home office, as currently arranged. The family bathroom is fitted with a three-piece suite including a bath with shower over, pedestal basin and WC, finished in neutral tones.

Externally, the neatly landscaped enclosed rear garden is mainly laid to lawn with a paved terrace area, providing an ideal space for outdoor dining and entertaining. There is also a timber shed for additional storage. The garden is fully enclosed by fencing, creating a safe and private environment.

Further practical features include a recently half-boarded loft, providing additional storage space.

Agent Note: The property is subject to a modest estate charge of approximately £220 per annum.

Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks with Cammell Walk being just 1 mile from the train station. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10.

The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities. The house itself is also very close to the Waterbeach school.

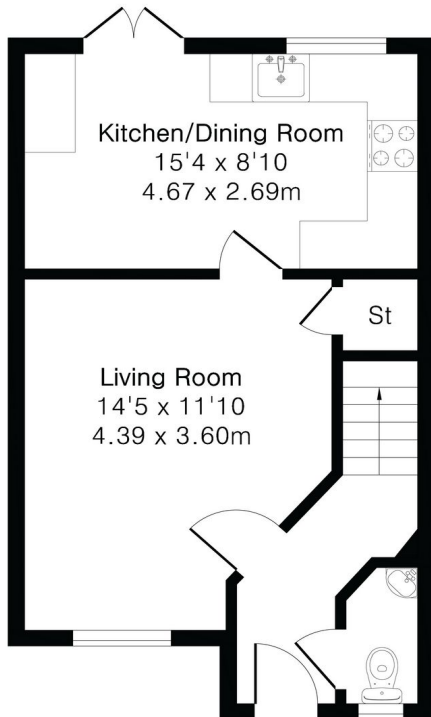
There is a good bus service and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.



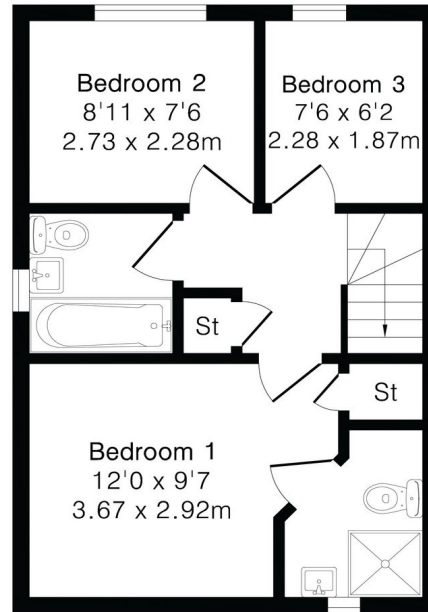
Approximate Gross Internal Area 746 sq ft - 70 sq m

Ground Floor Area 384 sq ft – 36 sq m

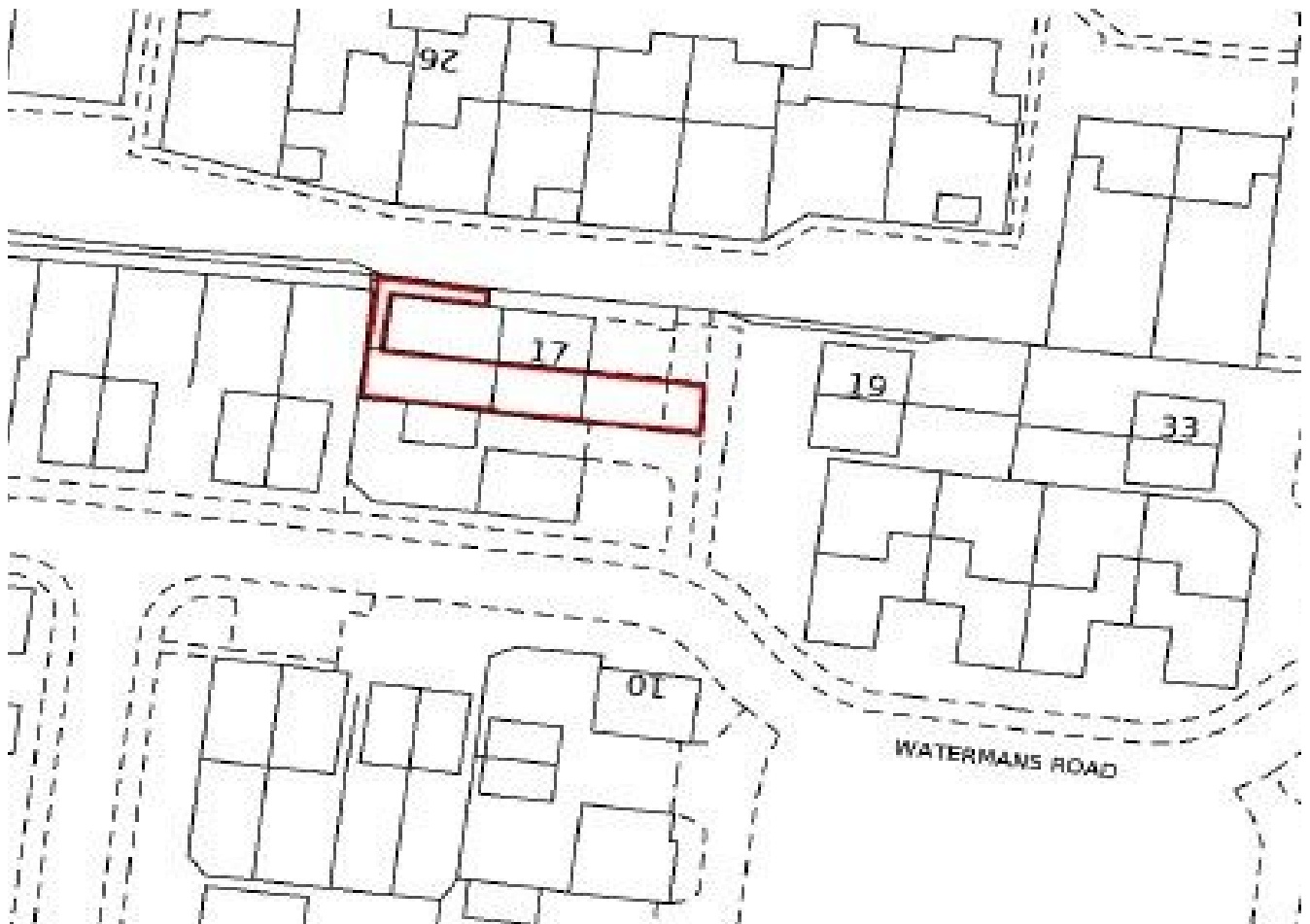
First Floor Area 362 sq ft – 34 sq m



Ground Floor



First Floor



COOKE
CURTIS
& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS