

Cambridge Road, Waterbeach Cambridge

£425,000 **Freehold**

Sharman Quinney

Key Features

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- Semi-detached family home
- Spacious ground floor accommodation
- Three well-proportioned bedrooms
- Extended over the years to maximise space
- En-suite shower room and dressing room to master bedroom

The property is entered via a welcoming entrance hall, providing access to the principal ground floor accommodation and a convenient downstairs WC.

Occupying the full length of the home, the impressive living room offers a substantial and versatile reception space. Extended to incorporate the formal dining area and study, this superb room provides clearly defined areas for relaxation, entertaining and home working while maintaining an open and flowing layout throughout.

The extended kitchen offers a generous and versatile space perfectly suited to modern family living. Fitted with extensive worktop surfaces and a range of integrated appliances, including a four-ring gas hob with extractor hood, built-in oven, microwave and dishwasher, the kitchen is both







practical and well-equipped. Beyond the kitchen, there is ample space for dining overlooking the rear garden, together with a useful utility area and patio doors providing direct access outside.

The first floor offers three well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from a substantial extension, completed approximately ten years ago, creating a spacious double bedroom further enhanced by a dedicated dressing room and private en-suite shower room.

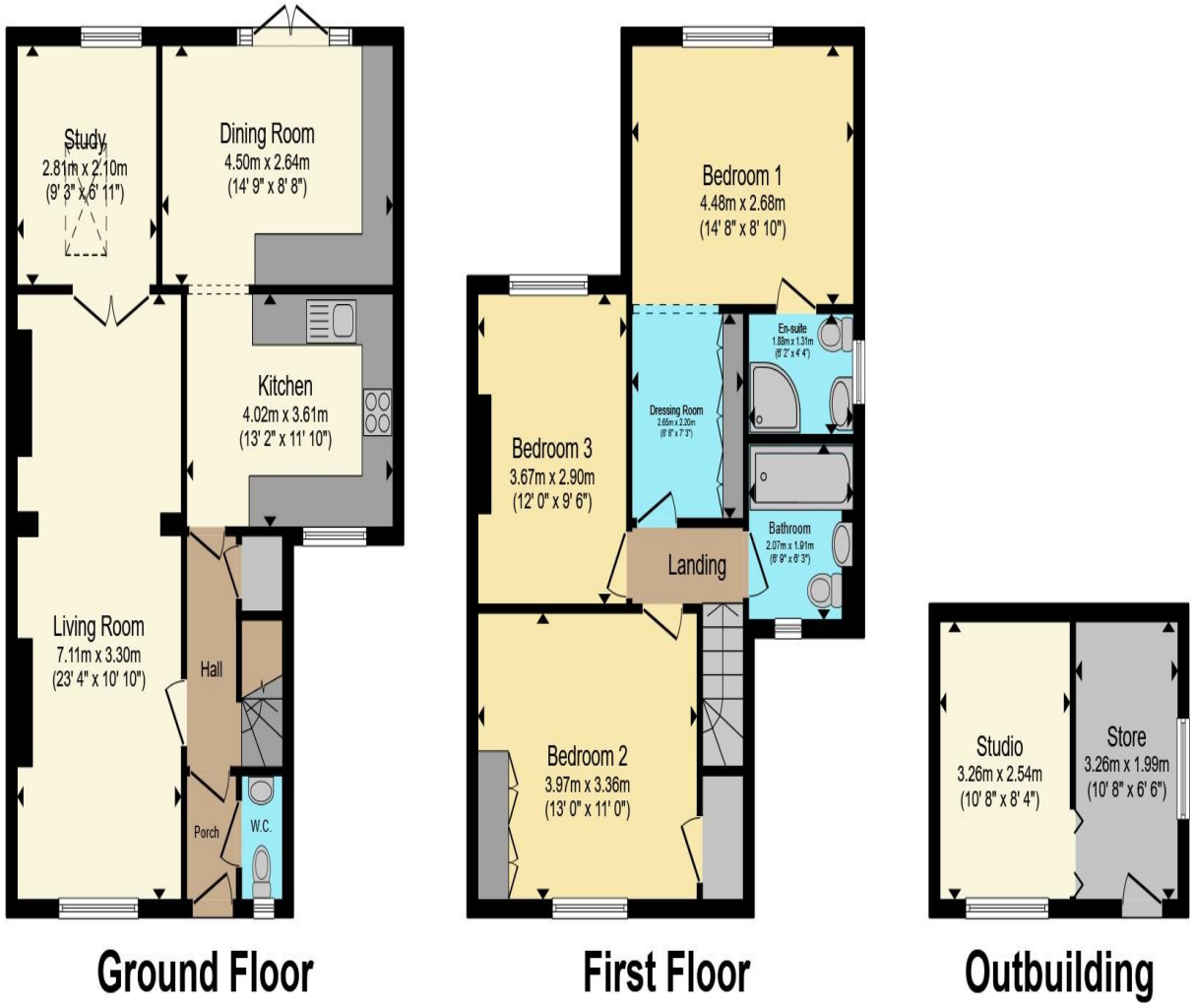
Bedrooms two and three are both generous doubles, providing comfortable and versatile accommodation with ample space for additional furniture. A well-appointed family bathroom serves the remaining bedrooms, completing a practical and thoughtfully arranged first-floor layout ideally suited to modern family living.

To the front of the property, a driveway provides off-road parking for up to three vehicles. The attractive rear garden has been thoughtfully arranged to offer a balance of entertaining and family space, featuring a dedicated patio area ideal for outdoor dining and a generous lawn.

A detached, brick-built, outbuilding provides excellent and versatile, incorporating a studio and separate storeroom. This highly versatile space could be utilised as a home office, gym, hobby room or workshop, subject to individual







Total floor area 121.4 m² (1,307 sq.ft.) approx

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requirements, further enhancing the property's already impressive and flexible accommodation.

Waterbeach is a well-regarded village situated approximately six miles north of Cambridge, offering a range of local amenities including shops, schools, public houses and a mainline railway station with direct services to Cambridge, London King's Cross and beyond. The village is also conveniently positioned for access to Cambridge Science Park and nearby Park & Ride facilities, making it an ideal location for commuters and those seeking easy access to Cambridge and the surrounding area.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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The Property Ombudsman