



**WATERMANS ROAD**  
Waterbeach

**Carter Jonas**

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## **WATERMANS ROAD, WATERBEACH, CAMBRIDGE, CB25 9RP**

- Waterbeach Railway Station - approx. 1 mile
- Cambridge North Railway Station - approx. 4 miles
- A14 - approx. 3.5 miles
- Cambridge City Centre - approx. 6 miles

Around 1,300 sq.ft of accommodation • Impressively presented throughout • Additional detached office • Driveway parking • Impressively landscaped gardens • Solar panels • EPC rating B

### **DESCRIPTION**

The stylish and high-spec accommodation comprises an entrance hall, two reception rooms, an open kitchen/dining room, utility room, cloakroom, a bathroom, four double sized bedrooms and an ensuite. Additionally, the garage has been partially converted to offer an office. Externally boasting a paved driveway, small front garden and pleasantly landscaped rear garden.

The ground floor enjoys an inviting and spacious entrance hall, as well as a sitting room and family room. The kitchen/dining room is stylishly and extensively fitted with units and drawers with worktops over and an inset double butler sink. Integrated appliances include an oven, hob, dishwasher and fridge-freezer. Ample dining space and French doors leading to the rear garden terrace. Furthermore, a utility room and cloakroom.

Entering onto the spacious and light landing with fitted storage and a window to side aspect. The master bedroom enjoys fitted wardrobes and a stylishly fitted ensuite offering a shower cubicle, vanity sink unit, WC and heated towel rail. The remaining three bedrooms are all double in size, each with windows to front aspect. The bathroom is extensively tiled with a bath and shower over, vanity sink unit, WC and heated towel rail.

**A PARTICULARLY WELL-PRESENTED AND CONSIDERABLY ENHANCED FOUR-BEDROOM DETACHED HOUSE OFFERING AROUND 1,300 SQ.FT OF ACCOMMODATION IN THE POPULAR VILLAGE OF WATERBEACH.**



## OUTSIDE

The property enjoys a paved driveway providing parking for two vehicles. The remaining front aspect is largely lawned with a paved pathway leading to the front door. The rear garden is predominately lawned with two paved terraces, raised beds and a wonderful selection of mature shrubs and plants. The garage has been split in two with the front section providing lots of storage and the rear part offering a fully converted office.

## LOCATION

Located just 5 miles north of the centre of Cambridge, the location is ideal for those needing access to the varied amenities the city has to offer along with the business and science parks on the northern fringes. For those needing to commute, there is easy access the A14 (leading to M11 and A11) along with mainline railway stations at Waterbeach and Cambridge North. The village of Waterbeach has a good range of local facilities including public houses, bakery, convenience stores, a pharmacy and riverside walks along with a Tesco supermarket and further amenities in Milton. There is schooling for all ages in the immediate area.

## ADDITIONAL INFORMATION

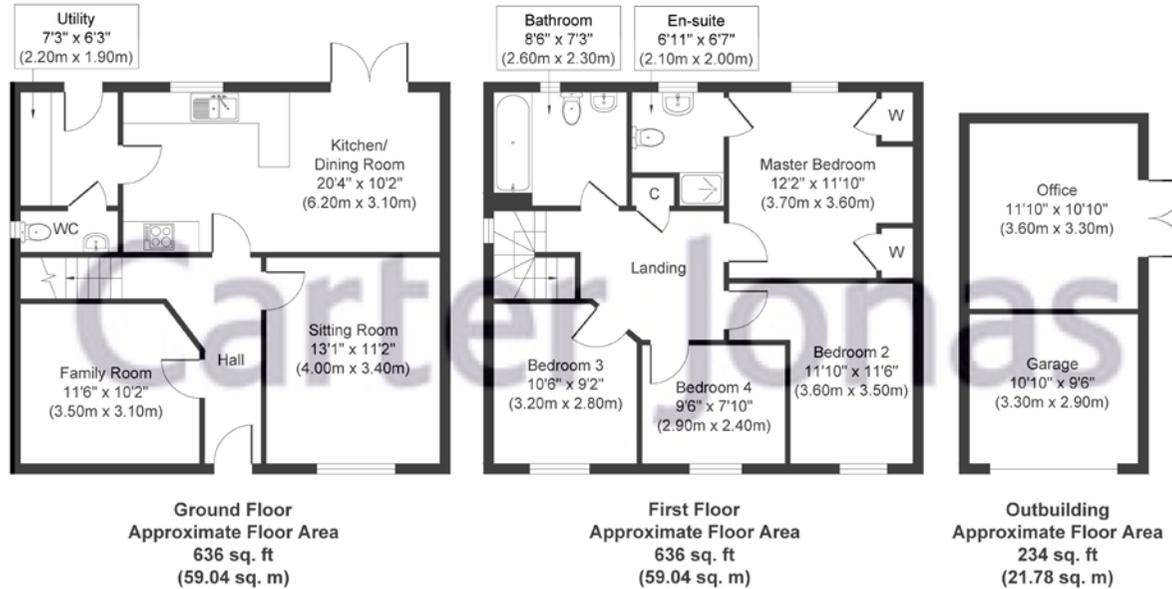
**Tenure:** Freehold

**Services:** Gas fired central heating, Mains water, gas, drainage and electricity. EV charging point.

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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