

ENTRANCE HALLWAY External door, radiator, porcelain tiled floor, spot lights, stairs to first floor, doors to ground floor bedroom/dining room, kitchen and downstairs cloakroom.

DOWNSTAIRS CLOAKROOM Obscured double glazed window to side aspect, two piece suite comprising wash basin with vanity cabinet under, low level w.c, radiator, electric fuse box.

GROUND FLOOR BEDROOM ONE 17' 6" max x 8' 11" max (5.35m x 2.74m) Two double glazed windows to front aspect, radiator, space for wardrobe, built in under stairs storage cupboard, air conditioning unit, spot lights.

KITCHEN/BREAKFAST ROOM 15' 8" max x 8' 0" max (4.78m x 2.45m) Double glazed window to range of matching base and wall mounted units, worksurfaces over, space and plumbing for washing machine, space for tumble dryer, integrated wine cooler, integrated microwave, integrated electric Bosch oven with four ring electric hob and extractor hood over, black porcelain tiled floor.

FAMILY ROOM 17' 4" max x 11' 5" max (5.30m x 3.49m) A naturally light room with double glazed bi-fold doors to rear, electrically controlled velux windows, engineered oak wood flooring, two heated wall mounted radiators.

FIRST FLOOR LANDING Loft access, airing cupboard and doors to bedrooms and bathroom.

BEDROOM TWO 11' 2" max x 9' 1" (3.42m x 2.77m) Double glazed window to rear aspect, radiator, wall mounted air conditioning unit.

BEDROOM THREE 9' 2" max x 9' 1" max (2.81m x 2.78m) Double glazed window to front aspect, radiator.

BEDROOM FOUR 8' 0" x 6' 0" max (2.45m x 1.84m) Double glazed window to front aspect, radiator.

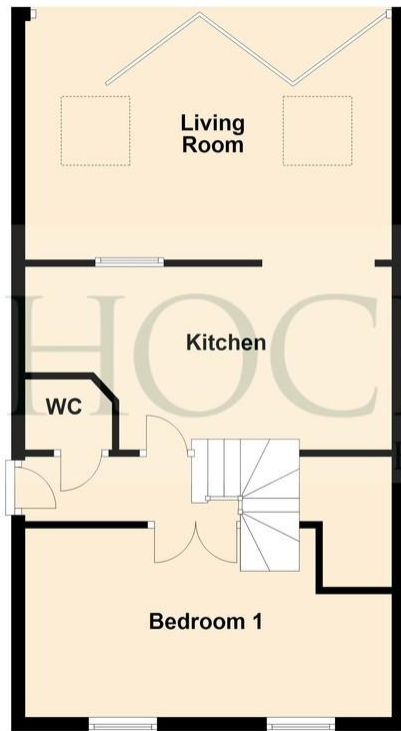
BATHROOM Obscured double glazed window to rear aspect, four piece suite comprising panel enclosed bath, wash basin with vanity cabinet under, built in shower with rain fall shower head, low level w.c, chrome heated towel rail, extractor fan. fully tiled walls and floor.



OUTSIDE To the front of the property there is off road parking for two cars and a side pathway leading to the front door. To the rear of the property there is a low maintenance courtyard style fully enclosed garden.



Ground Floor



First Floor



74a Rosemary Road, Waterbeach

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74a Rosemary Road, Waterbeach,
Cambridge, CB25 9NB

£375,000 Freehold

A three/ four-bedroom home that has been extended and made for low maintenance and maximum enjoyment. The downstairs accommodation is what really sells this home as it has an open plan feel and offers excellent space to be enjoyed with the family.



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