

ENTRANCE HALLWAY Double glazed external door, full length double glazed window to side aspect, radiator, loft access, coving, stairs to first floor, doors to lounge/diner and downstairs cloakroom.

DOWNSTAIRS CLOAKROOM Obscured double glazed window to front aspect, radiator, coving, two piece suite comprising low level w.c and wash basin with vanity cupboard under.

LOUNGE AREA 17' 11" x 12' 0" (5.48m x 3.68m) Double glazed sliding door to front, coving, two radiators, electric feature fireplace, opening to dining area.

DINING AREA 12' 5" x 10' 9" (3.79m x 3.28m) Double glazed sliding door to conservatory, coving, under stairs storage cupboard, radiator, door to kitchen.

KITCHEN 14' 1" x 8' 5" (4.30m x 2.59m) Double glazed window to rear overlooking the garden, range of matching base and wall mounted units with worksurfaces over, one and half bowl stainless steel sink unit with drainer, space for Range Master oven and built in extractor hood over. Space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, chrome heated towel rail, pantry, door to conservatory.

CONSERVATORY 17' 3" x 8' 10" (5.26m x 2.71m) Brick built and double glazed construction, double glazed French doors to rear garden, two radiators, electric points.

FIRST FLOOR LANDING Double glazed window to side aspect, coving, loft access, airing cupboard, doors to bedrooms and bathroom.

BEDROOM ONE 11' 2" x 7' 2" (3.42m x 2.19m) Double glazed window to rear aspect overlooking the garden, built in wardrobe, coving, radiator.

BEDROOM TWO 11' 0" x 10' 7" (3.37m x 3.25m) Double glazed window to front aspect, built in wardrobe, coving, radiator.

BEDROOM THREE 10' 8" x 8' 11" (3.26m x 2.73m) Double glazed window to rear aspect, built in wardrobe, coving, radiator.

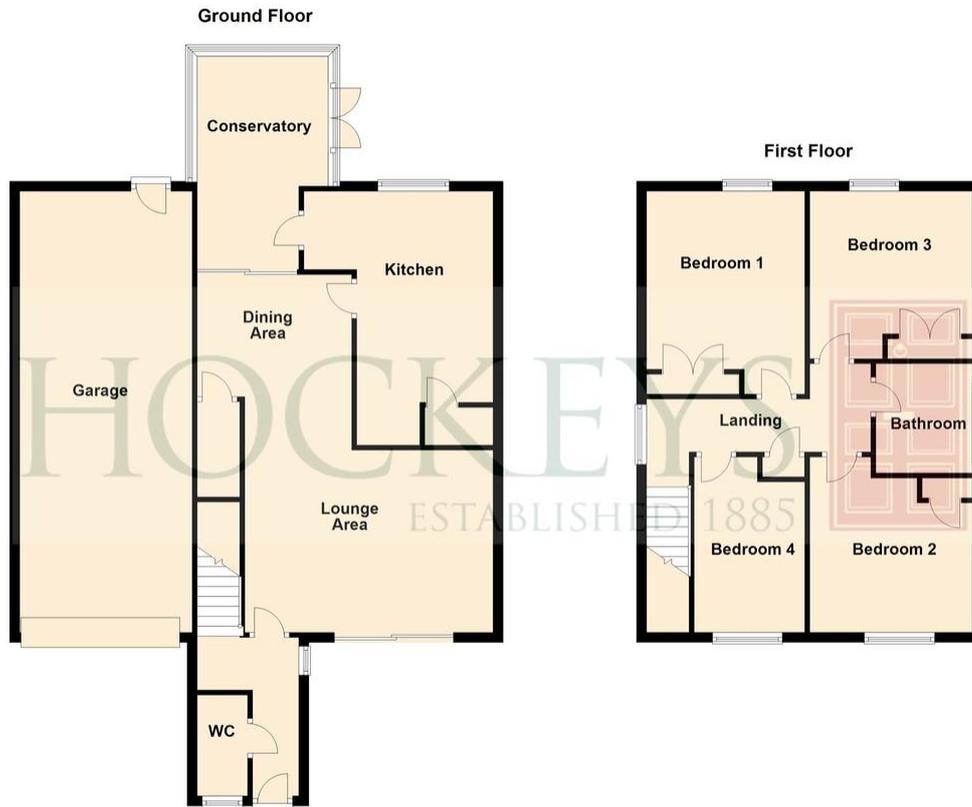
BEDROOM FOUR Double glazed window to front aspect, coving, radiator.



BATHROOM Obscured double glazed window to side aspect, chrome heated towel rail, coving, four suite comprising corner shower cubicle with rain fall head, pedestal wash hand basin, low level w.c and panel enclosed bath.

OUTSIDE To the front of the property there is off road parking for two vehicles leading to a tandem garage housing gas boiler. The rear garden is fully enclosed by fencing and hedging, laid to lawn and patio with gated side access.





2 Barker Close, Waterbeach

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2 Barker Close, Waterbeach, Cambridge,
CB25 9NX

£425,000 Freehold

This four bedroom, detached home is perfectly situated on a small, quiet cul-de-sac in Waterbeach, close to the station and an array of amenities. With an open plan living room/diner, three double bedrooms, this is ideal for any growing family.



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