

**ENTRANCE HALLWAY** External door, double radiator, under stairs storage cupboard, stairs rising to first floor, Hive remote controller system, burglar alarm system, tiled floor.

**DOWNSTAIRS CLOAKROOM** Low level w.c, corner pedestal wash hand basin with tiled splash backs, double radiator, tiled floor.

**KITCHEN** 20' 11" x 11' 10" (6.38m x 3.61m) Double glazed window to front aspect, two double glazed windows to side aspect, double glazed patio doors to side, comprehensive range of matching base and wall mounted units including glass fronted cabinets, integrated dishwasher, integrated fridge, integrated freezer, built in double oven, five burner gas hob, inset spot lights, tiled floor.

**UTILITY ROOM** 6' 5" x 5' 1" (1.96m x 1.55m) Double glazed door to garden, base and wall mounted units, inset sink unit, integrated washing machine, housed wall mounted gas boiler, tiled floor.

**LIVING ROOM** 20' 10" x 11' 10" (6.35m x 3.61m) Two double glazed windows to side aspect, double glazed window to front aspect, two double radiators, fireplace with coal effect gas fire and marble hearth.

**FIRST FLOOR LANDING** Airing cupboard housing hot water cylinder, loft access.

**BEDROOM ONE** 11' 8" x 11' 1" (3.56m x 3.38m) Double glazed window to front aspect overlooking greenery, double glazed window to side aspect, double radiator.

**EN-SUITE** Double glazed window to front aspect, low level w.c, vanity unit wash basin, part tiled splash back, large walk in shower with inset hand held shower attachment, shaver point, heated towel rail, inset spot lights.

**BEDROOM TWO** 12' 0" x 11' 1" (3.66m x 3.38m) Double glazed window to front aspect, double glazed window to side aspect, double radiator, fitted wardrobe.

**BEDROOM THREE** 11' 4" To wardrobe front x 8' 11" (3.45m x 2.72m) Double glazed window to side aspect, double radiator, fitted wardrobes.



**BEDROOM FOUR** 9' 6" x 7' 10" (2.9m x 2.39m) Double glazed window to side aspect, double radiator, fitted wardrobe.

**BATHROOM** Double glazed window to rear aspect, three piece suite comprising low level w.c, pedestal wash hand basin, panel enclosed bath with mixer tap and hand held shower attachment and integrated shower over, heated towel rail, inset spot lights.

**OUTSIDE** The south-facing rear garden offers a good degree of privacy with large patio and pathway leading to gated access to the driveway and a detached garage with electrically operated roller door, light and power connected.

**AGENTS NOTE** There is a management charge of approximately £200 per annum to cover the maintenance of communal areas.





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10 Mill Road CB1 2AD  
 Telephone: 01223 356054  
 Email: [cambridge@hockeys.co.uk](mailto:cambridge@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**HOCKEYS**  
 ESTABLISHED 1885





12 Pritchard Walk, Waterbeach,  
Cambridge, CB25 9BT

£530,000 Freehold

An attractive and well-presented double-fronted detached property that overlooks parkland and offers well-proportioned accommodation throughout, comprising spacious living room, open plan kitchen/diner, utility room, four bedrooms, three of which being doubles with the master having an en-suite, detached single garage with driveway/parking for two cars and a very private south-facing walled garden to the rear.



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