

ENTRANCE HALLWAY External door, stairs to first floor, under stairs storage area, large walk in cupboard, alarm system, wall mounted zoned thermostat.

DOWNSTAIRS CLOAKROOM Double glazed sash window to front aspect, low level w.c, pedestal wash hand basin, tiled splash backs.

LIVING ROOM 20' 8 into bay" x 15' 0" (6.3m x 4.57m) Double glazed bay window to front aspect, double glazed window to side aspect, feature pebble gas fire, under floor heating.

DINING ROOM 15' 0" x 8' 9" (4.57m x 2.67m) Double glazed doors leading to patio, under floor heating.

UTILITY ROOM Double glazed external door, base units, worksurface, inset sink unit, tiled splash backs, space for tumble dryer, space and plumbing for washing machine, wall mounted gas combination boiler, tiled floor.

KITCHEN/BREAKFAST ROOM 14' 8" x 14' 1" (4.47m x 4.29m) Double glazed bi-fold doors to rear garden, double glazed window to side aspect, comprehensive range of matching base and wall mounted units with granite worksurfaces over, one and a half bowl sink unit with drainer, built in oven, Siemens electric induction hob, Siemens extractor canopy above, built in microwave oven, integrated dishwasher, integrated fridge/freezer, inset spotlights, under floor heating.

GALLERIED FIRST FLOOR LANDING Feature double glazed window to side aspect, loft access, double radiator.

BEDROOM ONE 13' 0" x 12' 10" (3.96m x 3.91m) Double glazed sash window to front aspect, double radiator, fitted wardrobes with sliding doors.

EN-SUITE Double glazed window to side aspect, inset w.c, wash basin, walk in shower cubicle with integrated shower and overhead attachment, worksurfaces with cupboard under, tall heated towel rail, shaver point, tiled floor.

BEDROOM TWO 14' 8" x 14' 1 max" (4.47m x 4.29m) Double glazed sash window to rear aspect, double radiator.



EN-SUITE Double glazed window to side aspect, three piece suite comprising close coupled w.c, wash basin, shower cubicle with inset shower and overhead shower attachment, worksurfaces with cupboards under, heated towel rail, shaver point, tiled floor.



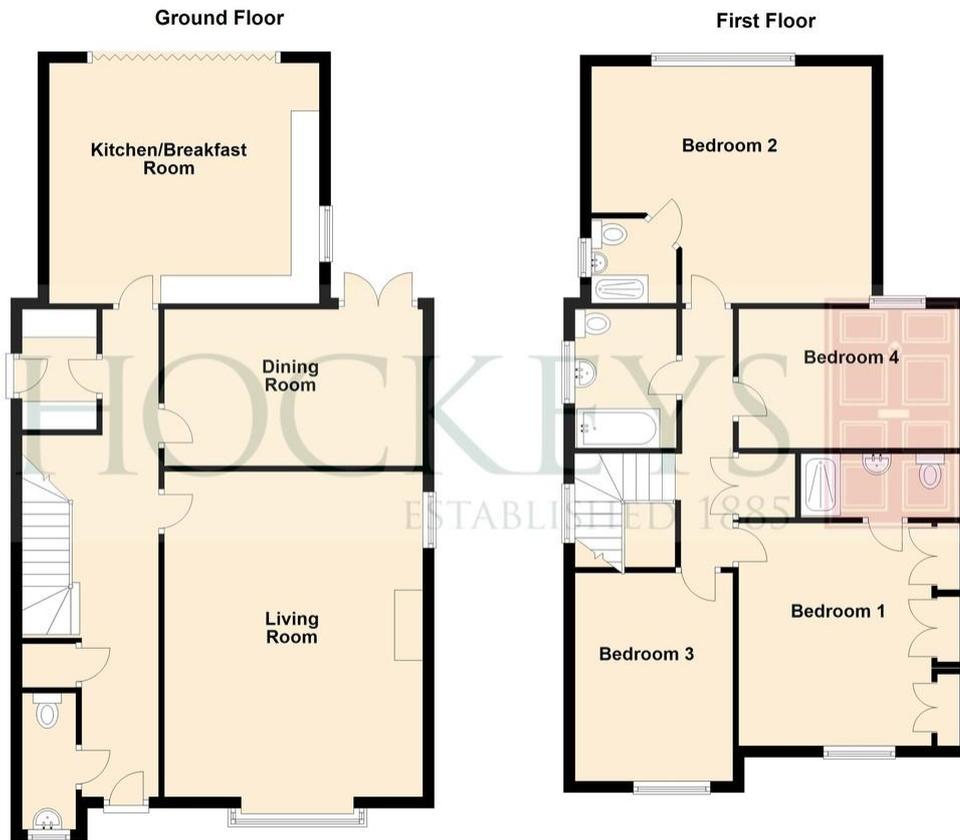
BEDROOM THREE 12' 2" x 9' 2" (3.71m x 2.79m) Double glazed sash window to front aspect, double radiator.

BEDROOM FOUR 14' 2" x 8' 9" (4.32m x 2.67m) Double glazed window to rear aspect, double radiator.

BATHROOM Double glazed window to side aspect, inset w.c, panel enclosed bath with mixer tap and hand held shower attachment, wash basin with cupboards under, tall radiator, tiled walls.

OUTSIDE There is a landscaped rear garden with raised borders, large patio, shed, additional feature circular patio area with a range of mature shrubs. To the front is a double width driveway providing off road parking.





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12a Pieces Lane, Waterbeach,
Cambridge, CB25 9NF

£650,000 Freehold

A modern home constructed only five years ago but still in show home condition offering over 1800 sq ft. over two floors. This sizeable family home offers a spacious living room with beautiful feature gas fire, dining room, kitchen/breakfast room with bi-fold doors leading to the landscaped garden.



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