

ENTRANCE HALLWAY Double glazed external glass panelled door, stairs rising to first floor, radiator, doors to living room and downstairs cloakroom.

DOWNSTAIRS CLOAKROOM Obscured double glazed window to front aspect, two piece suite comprising low level w.c, corner wash basin with tiled splash back, radiator.

LIVING ROOM 14' 1" x 12' 0" (4.31m x 3.66m) Double glazed window to front aspect, radiator, built in under stairs storage cupboard, door to kitchen.



KITCHEN/DINING ROOM 15' 3" x 9' 6" (4.66m x 2.92m) Double glazed window to rear aspect overlooking the garden, double glazed French doors to garden, range of matching base and wall mounted units with worksurfaces over, inset stainless steel sink unit with drainer, radiator, space and plumbing for washing machine, space and plumbing for dishwasher, built in electric cooker with four ring gas hob and extractor hood over. Tiled splash backs, space for fridge/freezer, cupboard housing wall mounted gas boiler, tile effect laminate flooring.



FIRST FLOOR LANDING Airing cupboard, loft access, doors to bedrooms and bathroom.

BEDROOM ONE 11' 11" x 9' 6" (3.65m x 2.90m) Double glazed window to front aspect, radiator, built in over stairs storage cupboard, door to en-suite.

EN-SUITE Obscured double glazed window to front aspect, three piece suite comprising low level w.c, tiled corner shower cubicle, pedestal wash hand basin with tiled splash back, chrome heated towel rail, tile effect laminate flooring.



BEDROOM TWO 8' 9" x 7' 6" (2.69m x 2.29m) Double glazed window to rear aspect, radiator.

BEDROOM THREE 7' 5" x 6' 2" (2.27m x 1.90m) Double glazed window to rear aspect overlooking the garden, radiator.

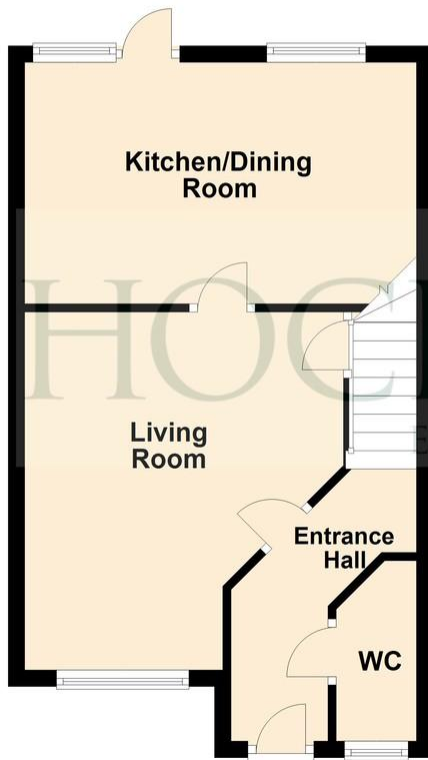
BATHROOM Obscured double glazed window to side aspect, three piece suite comprising low level w.c, pedestal wash hand basin with tiled splashback, panel enclosed bath with tiled splashback, extractor fan, tile effect laminate flooring.



OUTSIDE To the front of the property there is off road parking for two vehicles and a pathway leading to the front door. The rear garden is laid mainly to lawn with a patio pathway, garden shed and gated rear access.



Ground Floor



First Floor



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40 Hop Bine Drive, Waterbeach,
Cambridge, CB25 9RF

£335,000 Freehold

An immaculately presented, three bedroom, semi-detached property situated on a popular development within Waterbeach that is only three years old. The property comprises three bedrooms with the master bedroom having an en-suite, a naturally light living room that leads to the kitchen/diner overlooking the rear garden and two parking spaces to the front of the property.



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