

ENTRANCE HALLWAY Double glazed external door, radiator, coving, stairs rising to first floor, laminate wood flooring, doors leading to downstairs cloakroom, study, kitchen/diner and living room.

LIVING ROOM 21' 11" x 11' 6" (6.69m x 3.53m) Double glazed windows to front and rear aspect, double glazed French doors to garden, three radiators, wall mounted gas fireplace, coving.



STUDY 7' 1" x 6' 7" (2.18m x 2.03m) Double glazed window to rear aspect, coving, radiator, laminate wood flooring.

KITCHEN/DINER 24' 6" max x 9' 8" (7.48m x 2.96m)

DINING AREA 10' 9" x 9' 8" (3.30m x 2.96m) Double glazed French doors to rear garden, radiator, coving, laminate wood flooring.



KITCHEN 13' 9" x 9' 8" (4.21m x 2.95m) Two double glazed windows to front and side aspect, range of matching base and wall mounted units with worksurfaces over, inset sink unit with drainer, tiled surround, space and plumbing for washing machine, built in double electric oven with five ring gas hob and extractor hood over. Integrated dishwasher, space for American style fridge/freezer, wall mounted gas boiler(replaced two years ago), coving, laminate wood flooring.

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



BEDROOM ONE 11' 8" x 11' 6" (3.57m x 3.53m) Double glazed window to rear aspect overlooking the garden and woodlands, double glazed window to side aspect, built in double wardrobe, radiator, coving, door to en-suite.

EN-SUITE Double glazed window to side aspect, three piece suite comprising low level w.c, pedestal wash hand basin, tiled corner shower cubicle, radiator, extractor fan, coving, tiled floor.

BEDROOM TWO 11' 9" x 9' 8" (3.60m x 2.96m) Double glazed window to front aspect, recess suitable for wardrobe space, radiator, coving.



BEDROOM THREE 9' 8" x 6' 9" (2.96m x 2.06m) Double glazed window to rear aspect, radiator, coving.

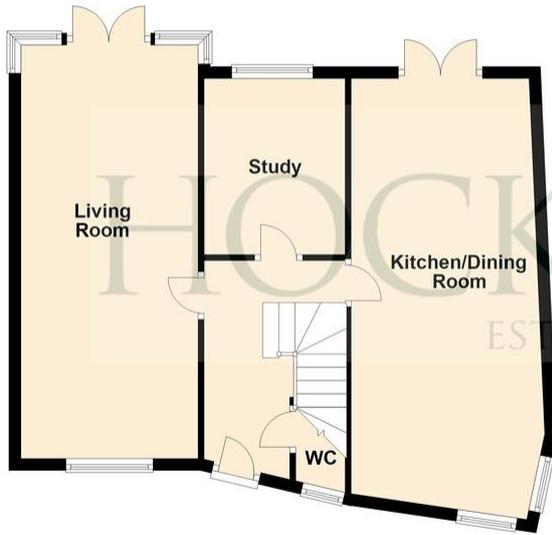
BEDROOM FOUR 7' 2" x 6' 9" (2.19m x 2.07m) Double glazed window to rear aspect, radiator, coving.

BATHROOM A three piece suite comprising panelled bath with shower over, low level WC, pedestal wash basin, radiator, tiled surround.

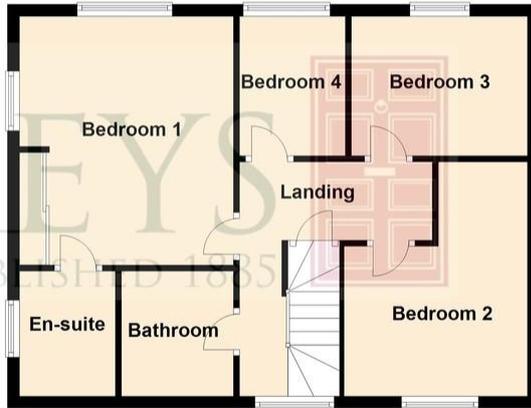
OUTSIDE To the front of the property there is a small garden laid to shingle, brick weave driveway providing off road parking to the side and leading to the single garage with electric charging point and gated rear access. The rear garden overlooks woodland and is laid mainly to patio with small decking area, patio area and personal door to garage



Ground Floor



First Floor



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6 Saberton Close, Waterbeach,
Cambridge, CB25 9QW

£495,000 Freehold

A four bedroom detached home with no onward chain, well placed within a quiet cul-de-sac of houses on Saberton Close. This home comes with well proportioned internal accommodation and backs onto woodlands whilst still being close to amenities and just under a five minute cycle away from the Waterbeach Station, providing great access back into Cambridge city centre.



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