

ENTRANCE HALL Frosted, double glazed glass panelled door, door to hallway, stairs to first floor, carpeted flooring, radiator.

HALLWAY Single glazed window looking into the porch, doors to kitchen/diner, rear porch and ground floor cloakroom, storage cupboard, under stairs storage, carpeted flooring.

REAR PORCH Doors to rear garden and ground floor cloakroom, storage cupboard, radiator, carpeted flooring.



GROUND FLOOR CLOAKROOM Frosted double glazed window to side, low level WC and radiator.

KITCHEN/DINER 17' 5" x 8' 0" (5.33m x 2.44m) Double glazed window to rear, double glazed French doors, range of wall and floor mounted base units, space and plumbing for washing machine and dishwasher, space for fridge/freezer, sink unit with drainer, electric cooker with electric grill over, four ring gas hob with extractor over and half tiled surround, pantry, opening to living room, radiator, laminate flooring to kitchen area and carpeted flooring in dining area.



LIVING ROOM 17' 5" x 10' 7" (5.31m x 3.23m) Double glazed window to front, gas fireplace, two radiators, carpeted flooring.



STAIRS TO FIRST FLOOR LANDING Double glazed window to rear overlooking the garden, doors off to all bedrooms and bathroom, loft access, radiator, carpeted flooring.

BEDROOM TWO 10' 10" max x 9' 11" (3.31m x 3.04m) Double glazed window to front, over stairs storage cupboard, radiator, carpeted flooring.



BEDROOM ONE 14' 0" max x 10' 9" max (4.28m x 3.30m) Double glazed window to front, two built-in wardrobes with overhead storage, radiator, carpeted flooring.

BEDROOM THREE 7' 6" x 4' 10" (2.29m x 1.48m) Double glazed window to rear, radiator, carpeted flooring.

BATHROOM 9' 8" x 9' 6" (2.95m x 2.91m) *Could easily be converted back into a bedroom*

Double glazed window to side, three piece suite comprising low level WC, pedestal wash basin with vanity cupboard under and tiled splashback, corner shower cubicle with fully tiled surround, cupboard housing the gas fired boiler unit, floor mounted storage, carpeted flooring.

OUTSIDE Lawned front garden with various mature shrubs and flowers set to borders and a pathway leading to the front door.

A brick weave driveway leads to the rear access and garage with up and over door, a patio area with summerhouse, green house and a pathway to rear garden. The rear garden is mainly laid to lawn with a pond, various mature shrubs and flowers set to borders and multiple seating areas.



Ground Floor



First Floor



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HOCKEYS
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13 Coronation Close, Waterbeach,
Cambridge, CB25 9NP

£325,000 Freehold

A spacious three bedroom, semi-detached home situated on a quiet cul-de-sac within Waterbeach that allows for easy access to the Waterbeach Train Station and the A10.

This home is in need of some modernisation throughout but offers great internal and external space and is being sold with no chain.

