

ENTRANCE HALL Glass panelled door, doors off to office/bedroom five, kitchen/diner, living room and wc.

LIVING ROOM 14' 9" x 13' 0" (4.51m x 3.97m) Two double glazed windows to side, double glazed box bay window to front, open fireplace, double doors to dining area, radiator, wood effect laminate flooring.

DINING AREA 13' 0" x 10' 0" (3.98m x 3.06m) Double glazed window to rear, double glazed patio door to conservatory, radiator, wood effect laminate flooring.

CONSERVATORY 12' 4" x 8' 11" (3.76m x 2.74m) Double glazed French doors and windows, tiled flooring.

KITCHEN AREA 16' 4" x 9' 10" (4.99m x 3.004m) Double glazed windows to rear, range of wall and floor mounted base units with granite worktop surface over, built-in Smeg double oven, four ring Neff induction hob with extractor hood over, sink unit with drainer, built-in dishwasher and fridge/freezer, door to utility area, full height wall mounted radiator, Amtico flooring.

UTILITY AREA 10' 4" x 7' 6" (3.16m x 2.30m) Double glazed door to rear, range of wall and floor mounted base units with granite worktop surface over, cupboard housing water softener, stainless steel sink unit with drainer, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler unit, full height wall mounted radiator, Amtico flooring.

GROUND FLOOR CLOAKROOM Two piece suite comprising low level wc and wall mounted wash basin, fully tiled surround, extractor, radiator, tiled flooring.

OFFICE/BEDROOM FIVE 15' 10" max x 8' 4" (4.84m x 2.55m) Double glazed window to front, radiator, wood effect laminate flooring.

STAIRS TO FIRST FLOOR LANDING Doors off to bedrooms and family bathroom, loft access, airing cupboard.

BEDROOM ONE 15' 0" x 11' 10" (4.58m x 3.61m) Double glazed dual aspect windows to rear and side, built-in wardrobe, door to ensuite, radiator.



ENSUITE Three piece suite comprising low level wc, hand wash basin with vanity cabinet under and corner shower cubicle unit, fully tiled surround, extractor, chrome heated towel rail.

BEDROOM TWO 13' 1" x 9' 9" (4.00m x 2.98m) Double glazed dual aspect windows to front and side, built-in wardrobe, radiator.

BEDROOM THREE 12' 11" x 10' 2" (3.96m x 3.12m) Double glazed window to front, double wardrobe storage, radiator.

BEDROOM FOUR 10' 10" x 7' 5" (3.31m x 2.28m) Double glazed window to rear, radiator.

BATHROOM Three piece suite comprising low level wc, pedestal wash basin and panelled bath with shower over and tiled splashback, extractor, chrome heated towel rail.

OUTSIDE To the front of the property is a pebbled front garden with brick weaved driveway providing off road parking and leading to the front door and garage, which has overhead storage.

The rear corner plot garden backs onto allotments and is mainly laid to lawn with part patio/part pebbled area and various mature trees and shrubs set to borders, fishpond, fully enclosed by fencing.

LOCATION AND FACILITIES Waterbeach is a large, well served village, located approximately 6 miles north of Cambridge and benefits from excellent access to the A14 and A10. In addition there is a railway station in Waterbeach which offers convenient access into London via Cambridge.

There are many shops and facilities including a bakery, village stores with post office, public houses and social club.

Waterbeach Community School offers primary education to the children in the village.





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10 Mill Road CB1 2AD
 Telephone: 01223 356054
 Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

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1 Glebe Road, Waterbeach,
Cambridge, CB25 9RJ

£535,000 Freehold

A beautiful family home, situated on a quiet road within Waterbeach just over a ten-minute walk to the Waterbeach Station, providing easy access back into Cambridge if needed.

The home provides fantastic amounts of living space as well as four well proportioned double bedrooms, the mast having an en-suite and a fully enclosed corner plot garden, making it perfect for any green-fingered buyer!



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