

**ENTRANCE HALL** Double glazed glass panelled door, doors to wc, kitchen/diner and living room, stairs to first floor, under stairs storage, additional storage cupboard and radiator.

**KITCHEN/DINER** 15' 7" max x 11' 3" max (4.75m x 3.45m) Double glazed window to front, range of wall and base units, sink unit with drainer, built-in electric cooker with four ring gas hob and extractor over, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, radiator.



**LIVING ROOM** 17' 6" x 10' 5" (5.35m x 3.19m) Double glazed window and double glazed French doors to rear, full height wall mounted radiator.

**GROUND FLOOR CLOAKROOM** Obscured double glazed window to front, two piece suite consisting of low level wc and corner wash basin, chrome heated towel rail, half tiled surround.

**STAIRS TO FIRST FLOOR LANDING** Doors off to all bedrooms and bathroom, over stairs storage, loft access, storage cupboard.



**BEDROOM ONE** 13' 4" max x 11' 4" max (4.08m x 3.46m) Double glazed window to front, built-in wardrobes with sliding door, radiator.

**BEDROOM TWO** 12' 8" max x 11' 3" max (3.88m x 3.44m) Double glazed window to rear, radiator.

**BEDROOM THREE** 9' 5" x 8' 1" (2.88m x 2.47m) Double glazed window to rear, radiator.

**BATHROOM** Obscured double glazed window to front, three piece suite comprising low level wc, pedestal wash basin and 'P' shaped bath with shower over, tiled surround, chrome heated towel rail, extractor.

**OUTSIDE** A lawned front garden and pathway lead to brick built storage sheds, one housing the gas fired boiler unit, and front door access.

The fully enclosed rear garden is mainly paved with artificial turf and rear access for bins.



This property benefits from an allocated car parking space in a small car park to the right of the property and communal green spaces to the front of the property.

**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.

Waterbeach has been around since the 12th century and has still kept much of its heritage including Denny Abbey, the site of Waterbeach abbey and a small part of Car Dyke.

Waterbeach has recently been expanding due to the demand in Cambridgeshire and has provided and still looking to offer a wide variety of residential housing.

The village has also added plenty of shops, pubs and businesses throughout with Waterbeach supplying its industrial estate at the edge of the village. In addition to this, there is Waterbeach Community School which offers primary education to the children in the village. Also, there is Waterbeach Railway Station which runs on the Fen Line between Cambridge and Kings Line allowing easy access into London.

With the new village being built, Waterbeach is a very desirable area to live as with its station offering easy access into central London and the village offers plenty of range with the types of houses making it suitable for most people.





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31 Kirby Road, Waterbeach,  
Cambridge, CB25 9LX

£310,000 Freehold

A well-proportioned, three-bedroom, mid-terrace, situated on a sort after development of family and first-time buyer properties within Waterbeach.

The accommodation comprises, a large living room with French doors to garden, three good size bedrooms, and a naturally light kitchen fit with modern units throughout.



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