

ENTRANCE HALL Obscured double glazed window, doors off to kitchen, living room/diner and ground floor bathroom, under stairs storage cupboards, stairs to first floor, full height radiator, wood effect laminate flooring.

KITCHEN 8' 2" x 6' 11" (2.5m x 2.12m) Double glazed window to front, range of wall and floor mounted base units with stainless steel sink unit and drainer, electric cooker and four ring electric hob over with extractor over, space and plumbing for washing machine, spaces for fridge/freezer and slimline dishwasher.

FAMILY BATHROOM Three piece suite comprising low level wc, hand wash basin with vanity cabinet under and panelled bath with shower over, fully tiled surround, chrome wall mounted heated towel rail, extractor.

LIVING ROOM/DINER 19' 2" x 14' 6" (5.85m x 4.44m) Double glazed window and French doors to rear, two double glazed velux windows, wood effect laminate flooring, two radiators.

STAIRS TO FIRST FLOOR LANDING Doors off to all bedrooms, loft access.

BEDROOM ONE 11' 5" x 9' 1" (3.50m x 2.79m) Double glazed window to front, radiator.

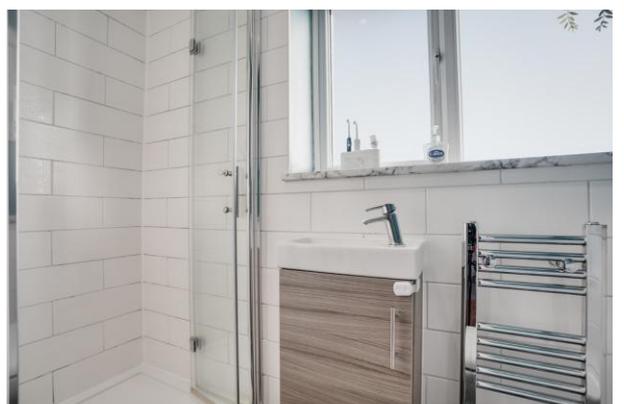
ENSUITE Obscured double glazed window to front, three piece suite comprising low level wc, hand wash basin with vanity cabinet under, corner shower unit with rainfall shower head and fully tiled surround.

BEDROOM TWO 13' 2" x 7' 6" (4.03m x 2.29m) Double glazed window to rear, three built-in double wardrobes, radiator.

BEDROOM THREE 10' 4" x 6' 11" (3.15m x 2.11m) Double glazed window to rear, radiator.

OUTSIDE On-street parking and green spaces to the front of the property with a garage en bloc, pathway leading to the front porch.

The rear garden is mainly laid to lawn with patio, fully enclosed by fencing, raised sleeper flower bed borders, garden shed, rear access.



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.

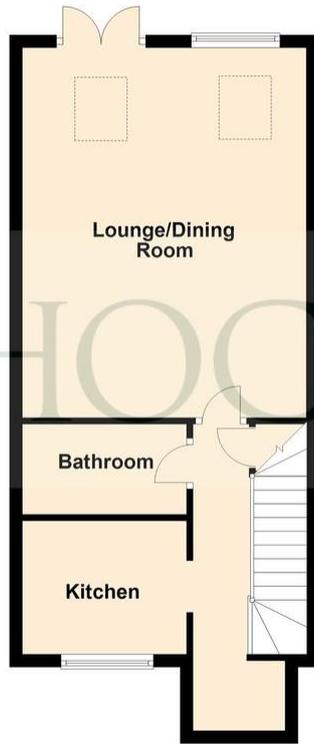
The village has also added plenty of shops, pubs and businesses throughout with Waterbeach supplying its industrial estate at the edge of the village. In addition to this, there is Waterbeach Community School which offers primary education to the children in the village. Also, there is Waterbeach Railway 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 to live.



Ground Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.3 sq. feet)



Total area: approx. 76.3 sq. metres (821.3 sq. feet)

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16 Clare Close, Waterbeach,
Cambridge, CB25 9PS

£325,000 Freehold

An excellent starter home that has been extended on the ground floor, creating a large living room diner that looks out to the enclosed rear garden.

This home has been cleverly improved to provide an en-suite upstairs and is situated on a quiet part of Waterbeach, providing access to the A10 and back into Cambridge.



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