



Cambridge Road, Cambridge, CB25 9NJ  
£685,000 Freehold

**HOCKEYS**   
ESTABLISHED 1885

## SUMMARY

A stunning new build home that has been intelligently built and designed with family living at the heart. The property is situated on a beautiful plot that overlooks fields to the rear whilst being under one mile from the Waterbeach station, comes with four double bedrooms and spacious accommodation throughout the entire property.

## INTERIOR

Upon entering through the front door, you are welcomed in by the stunning entrance hall with oak doors leading to the rooms along with a perfect combination of oak and glass staircase leading to the first floor. The ground floor accommodation comprises a 22ft long, double aspect living room with bi-fold doors leading to the rear garden, A study/family room towards the front of the property, which offers an excellent work from home space and finally, the impressive kitchen/diner which has been finished to an extremely high specification throughout with Porcelanosa tiles, integrated NEFF appliances, island and underfloor heating. The kitchen also has a separate utility room providing the perfect space for white goods. Upstairs are four double bedrooms, with the master having an en-suite and the four-piece family bathroom.

## EXTERIOR

The property has been positioned nicely on a large plot with a shingle driveway that provides suitable parking for multiple cars with a lawn to the front of the property. The rear garden is also mainly laid to lawn with a patio area that looks over fields to the rear.



## KEY FEATURES

- New Build Home
- Four Double Bedrooms
- Under 1 Mile From Waterbeach Station
- Parking For Multiple Cars
- Immaculately Presented
- Finished To A High Specification
- Backing Onto Fields
- No Onward Chain

## LOCATION

Waterbeach is a fantastic village for commuters as it has a railway station running on the Fen Line between Cambridge and Kings Lynn. It also offers good road access onto the A10 and A14.

Waterbeach has been around since the 12th century and has kept much of its heritage including Denny Abbey, a former Benedictine monastery which is now used as a farmland museum.

To the east of the village runs the river Cam which is used by the Cambridge Motorboat Club and the Cam Sailing Club. The recreation ground is well-equipped with two football pitches, a cricket pitch, tennis court and is used by the Waterbeach Colts FC, a charter standard youth club.

Waterbeach Community School offers primary education with Cottenham Village College being the secondary school catchment of the village.



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## ADDITIONAL INFORMATION

Local Authority  
South Cambridgeshire

Council Tax Band  
Band F

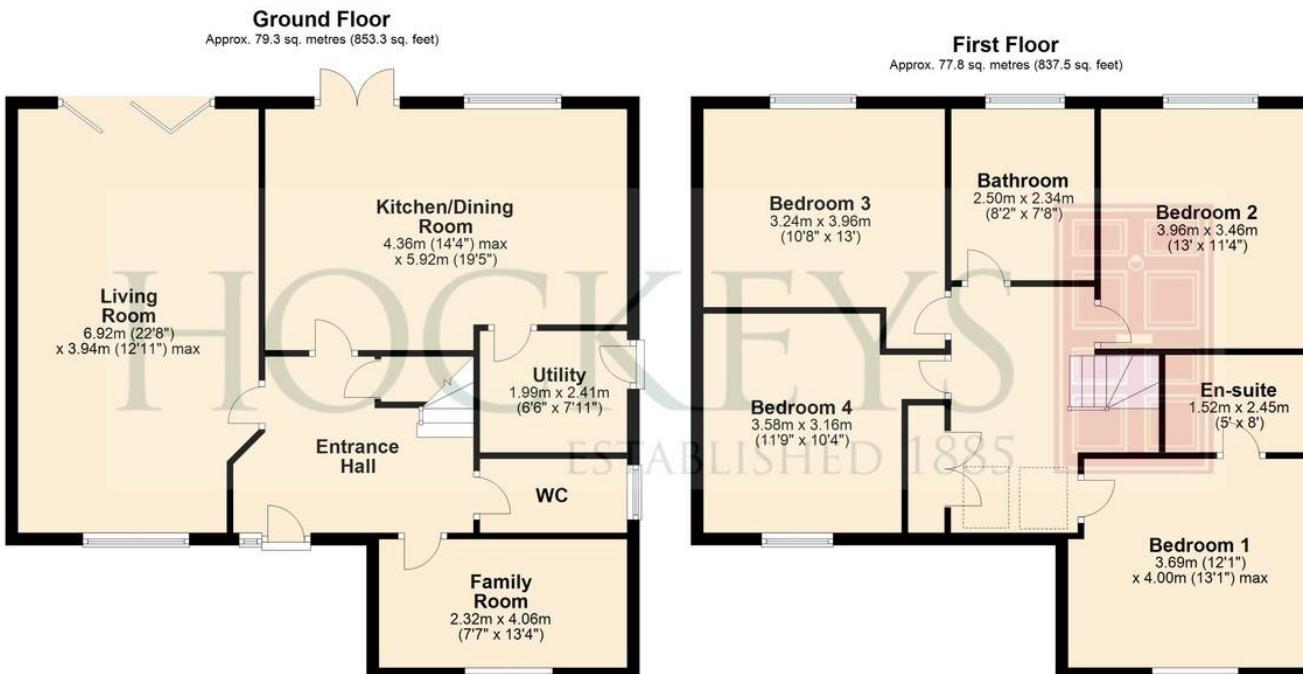
Services  
Mains

Transport Links  
Train and Bus

Energy Rating  
Energy Efficiency Rating B

Tenure & Possession  
Freehold

Vendors Position  
No Onward Chain



Total area: approx. 157.1 sq. metres (1690.8 sq. feet)  
**93a Cambridge Road, Waterbeach**

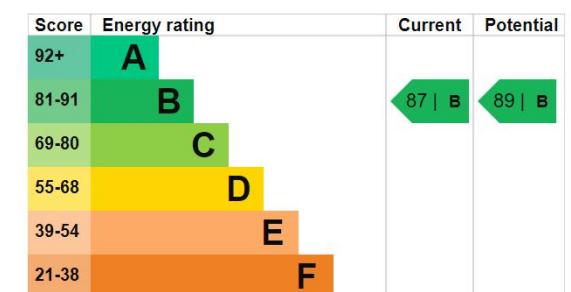


Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.