



Station Road, Waterbeach, CB25 9HT

CHEFFINS

Station Road

Waterbeach,
CB25 9HT

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Guide Price £525,000

- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Living Room With Wood Burning Stove
- Seperate Snug With Access Out Onto Garden
- Contemporary & Stylish Family Bathroom Suite
- Low Maintenance Rear Garden With Outbuilding
- Offered With No Onward Chain

An excellent opportunity to acquire this detached Victorian residence, offering well-proportioned and flexible accommodation across two floors, enjoying a private rear garden with a large brick outbuilding, occupying a most prominent position in this highly sought after and regarded village, with a wealth of local amenities and close proximity to the mainline station.





LOCATION

Waterbeach is a charming village located just six miles north of Cambridge, offering a perfect blend of rural charm and modern convenience. Nestled along the banks of the River Cam, the village boasts a variety of amenities, including a well-stocked local convenience store, a post office, and several inviting pubs and cafes. Waterbeach is also home to the popular Waterbeach Barracks, which hosts community events and recreational activities. The village offers excellent accessibility, with a railway station providing direct links to Cambridge and London, making it an ideal location for commuters. Additionally, the nearby A10 ensures easy access to surrounding areas by car. With its picturesque setting and convenient amenities, Waterbeach is an attractive destination for both residents and visitors alike.

TIMBER PANELLED ENTRANCE DOOR

with peephole leading into:

ENTRANCE HALLWAY

with quarrystone flooring, stairs rising to first floor accommodation and panelled doors leading into respective rooms.

SITTING ROOM

with wood burning stove, open brick surround, tiled hearth, fitted shelving in recess of chimney breast, radiator, double glazed sash windows to front aspect and panelled glazed double doors leading through into:

SNUG

with feature fireplace with open brick surround, tiled hearth, fitted bookcase in recess of chimney breast, radiator, double glazed sash windows overlooking garden, panelled glazed door leading out onto patio.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers fitted with soft close feature with wood effect rolltop work surface with inset one and a quarter bowl porcelain sink with hot and cold mixer tap, drainer to side, tiled splashback, Range cooker with 6 ring gas hob and ovens below, tiled splashback, concealed extractor hood above, integrated and concealed fridge, integrated and concealed washer/dryer, quarrystone tiled flooring, deep storage cupboard, panelled glazed door leading out into rear entrance lobby, double glazed windows overlooking garden and also on the opposite side and leading into Dining Area with continuation of the stone tiled flooring, integrated and concealed freezer, open understairs storage area, feature fireplace with painted brick chimney breast and surround, radiator, double glazed window to front aspect.

REAR ENTRANCE LOBBY

with continuation of the stone flooring, sash window to side aspect and panelled glazed door leading out onto garden.

ON THE FIRST FLOOR**LANDING**

with exposed original timber flooring, loft access, set of timber double doors leading into built-in storage cupboard housing gas fired wall mounted boiler providing hot water and heating for the property as well as fitted timber shelving, panelled doors leading into respective rooms.

BEDROOM 1

with feature cast iron fireplace with wooden mantel and brick hearth, exposed timber flooring, radiator, double glazed sash window to front aspect.

BEDROOM 2

with original exposed timber flooring, feature cast iron fireplace with wooden surround and wooden mantel, radiator, recess in bedroom creating an ideal space for storage furniture or desk, double glazed window to front aspect.

BEDROOM 3

with radiator, double glazed window overlooking garden, exposed original timber flooring.

W C ROOM

with low level w.c., with hand flush, double glazed window overlooking garden.

FAMILY BATHROOM

comprising of a three piece suite with standalone bath with hot and cold mixer bath tap, stylish and contemporary walk-in shower cubicle, wall mounted shower head and

recess storage shelves, surrounded by glazed shower door, wash hand basin with separate hot and cold taps, tiled splashback, heated towel rail, radiator, double glazed window overlooking garden.

OUTSIDE

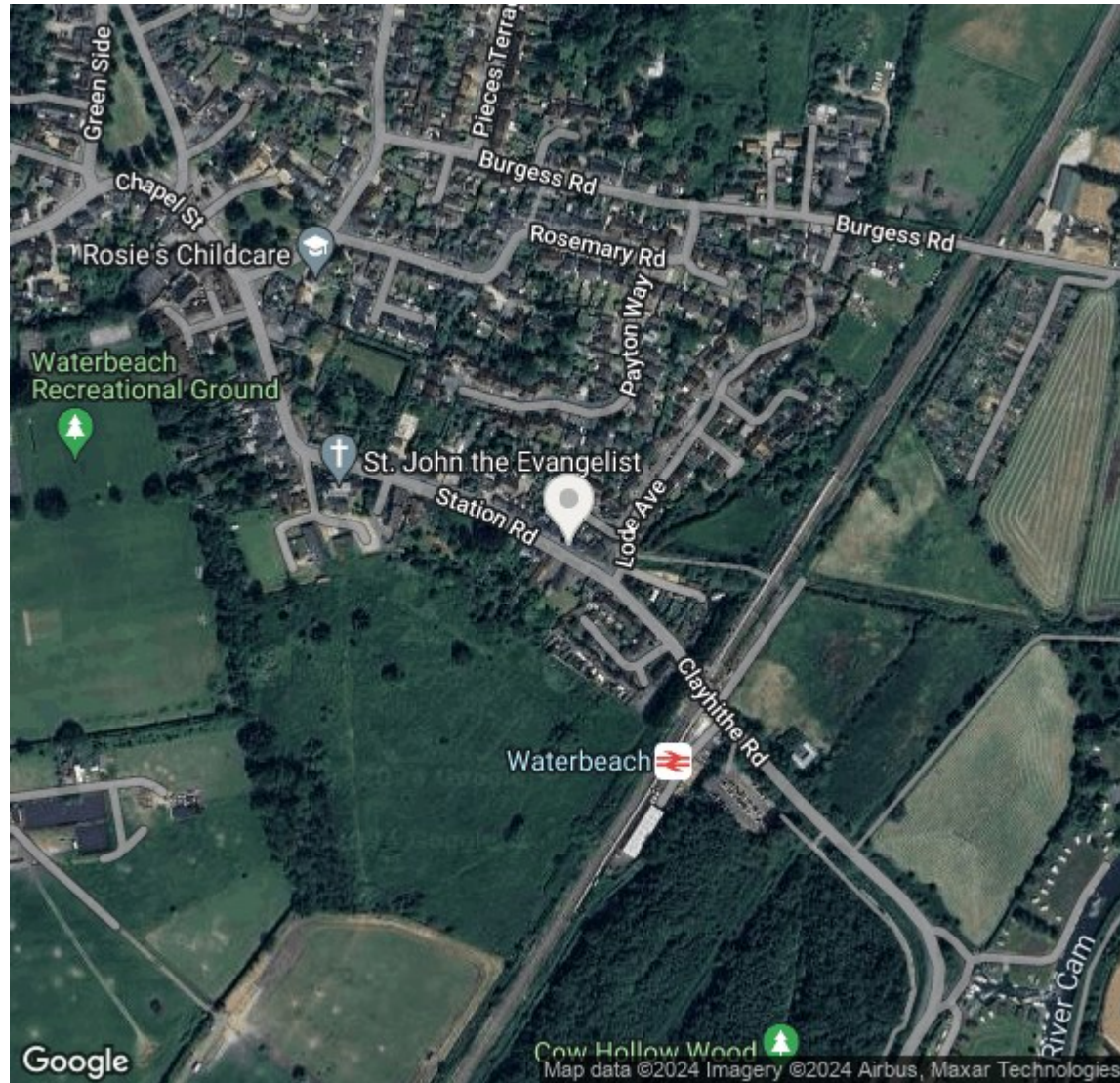
To the front the property is approached off Station Road via a pedestrian pathway leading to the front entrance door.

To the rear of the property is an exceptionally private and well kept rear garden principally laid to lawn with a paved patio area laid directly off the rear part of the property providing a wonderful space to both relax and entertain this is bordered by some bedding laid to gravel with some further flowering plants positioned in the bedding. To the side of the patio area is a further gravelled area and ideal storage for bikes and bins and continues onto the side access gate. A brick pathway running down the central position of the garden leads to the rear part where there is a further paved patio area in front of an original brick built store with a timber panelled door leading through into the space with the recently and much improved roof with this area being fitted with power and lighting with original quarrystone flooring and provides a highly useful dry and secure storage area but also holds a great level of potential to convert into a much more habitable space for such as an outside office.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Guide Price £525,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - South Cambridgeshire



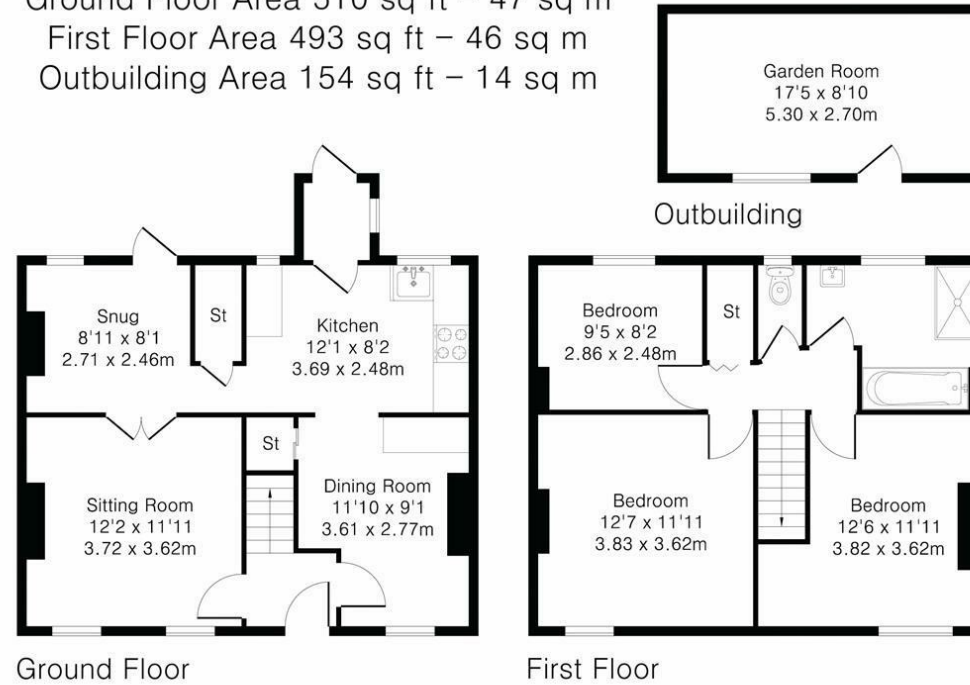


Approximate Gross Internal Area 1157 sq ft – 107 sq m

Ground Floor Area 510 sq ft – 47 sq m

First Floor Area 493 sq ft – 46 sq m

Outbuilding Area 154 sq ft – 14 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

