

HALLWAY Door to living room/diner and WC, electric points, coving and radiator.

WC Low level WC and pedestal wash basin, tiled splashback and wooden flooring.

LIVING ROOM/DINER 11' 10" x 11' 0" (3.63m x 3.36m)

DINING AREA - Two double glazed windows to side, exposed wooden beams, stairs to first floor, archway leading to dining room, radiator and wooden flooring.

DINING AREA

17' 5" x 10' 11" (5.32m x 3.35m) LIVING AREA - Double glazed windows to the front, exposed wooden beams, wood burning stove, two radiators and carpeted flooring.

KITCHEN 17' 2" x 11' 1" (5.25m x 3.38m) Exposed wooden beams, range of wall and floor mounted base units, electric double oven and four ring gas hob, pantry, full height cupboard housing the boiler unit, half tiled surround, doors off to study, utility and sun room, tile effect laminate flooring and radiator.

STUDY 10' 0" x 9' 8" (3.05m x 2.97m) Floor mounted base units with wall mounted storage, door leading to car port, wood effect laminated flooring, coving and radiator.

SUN ROOM 20' 6" x 13' 8" (6.27m x 4.18m) Double glazed windows to front and side, double French door to rear garden, door off to utility room, vaulted ceiling, two radiators and laminated flooring

UTILITY ROOM Double glazed door to rear garden, wall and floor mounted base units with tiled splashback, stainless steel sink unit and drainer, space and plumbing for washing machine, tumble dryer and dishwasher, space for American style fridge/freezer and wood effect laminated flooring.

STAIRS TO FIRST FLOOR LANDING Double glazed window to side, doors off to bedrooms and family bathroom, loft access.

BEDROOM TWO 11' 11" x 7' 3" (3.64m x 2.23m) Double glazed window to side, radiator, coving and carpeted flooring.



BEDROOM THREE 10' 11" x 9' 5" (3.33m x 2.88m)

Double glazed window to front, radiator, coving and carpeted flooring.



BEDROOM FOUR 7' 9" x 7' 7" (2.38m x 2.33m) Double

glazed window to front, radiator, coving and carpeted flooring.

BATHROOM Three piece suite comprising low level WC, hand wash basin with vanity cabinet under, panelled bath with shower over and fully tiled surround, stainless steel heated towel rail and radiator.



BEDROOM ONE 13' 8" x 11' 1" (4.17m x 3.39m) Double

glazed windows to rear, radiator, coving and carpeted flooring. Door leading to en-suite.

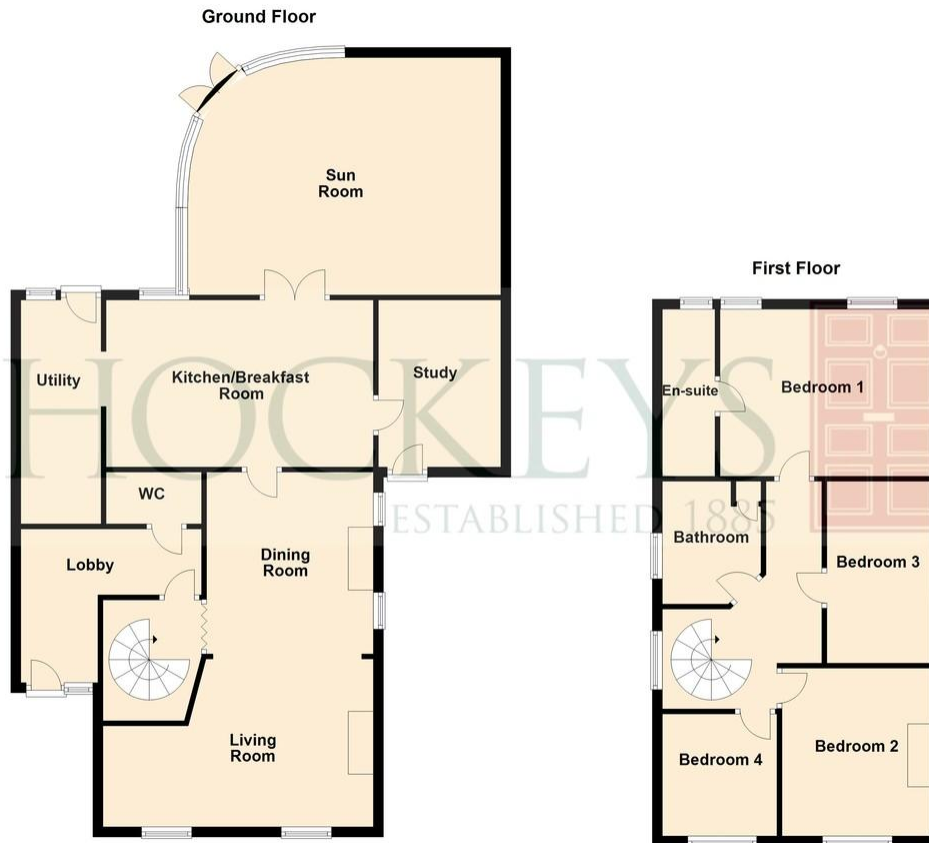
ENSUITE Three piece suite piece comprising low level WC, wash hand basin with vanity cabinet under, corner shower unit will fully tiled surround, stainless steel heated towel rail and tile effect laminate flooring.



OUTSIDE To the front of the property is a gravelled driveway with off road parking for 3-4 cars, with carport.

The rear garden is mainly laid to lawn with enclosed fencing, patio area, timber shed and workshop to rear.





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HOCKEYS
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44 Cambridge Road, Waterbeach,
Cambridge, CB25 9NJ

£550,000 Freehold

An extended property that provides masses of living space and the outside to match, all while being situated on a mature plot within the popular village Waterbeach close to local amenities, schools and the Waterbeach Train Station.

The property's accommodation comprises three double bedrooms and one single, with the master having an en-suite, an open plan living room/diner along with a large sun room looking over the expansive garden.

The property also has a perfect work from home space with a study being located just off the large kitchen/breakfast room and utility room.



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