



33 Harvey Way  
Waterbeach, CB25 9GJ

**Guide price £550,000**





## 33 Harvey Way

Waterbeach, CB25 9GJ

- 4 Bedrooms
- 3 Reception Rooms
- Landscaped Gardens
- Immaculate Accommodation
- No Chain

A 4 bedroom detached house with 1383sqft of versatile and beautifully appointed accommodation situated on an established development in Waterbeach.

Constructed in 2017 the house provides excellent family accommodation that is versatile and in immaculate condition. On the ground floor, there is an entrance hall with understairs storage and a cloakroom. The living/dining room is bright and spacious and there is a set of mirrored patio doors leading to the garden. The dining area leads directly to the kitchen which is fitted with modern wall and base units and a pull-out pantry with further fitted appliances. This includes an inset 4-ring gas hob with a waist-height oven and grill, dishwasher, washing machine and there is additional space for an American-style fridge/freezer.

For those looking to work from home, there is a separate study that could also be utilised as an additional reception room.

Upstairs there are four bedrooms, three of which are double, including a large Master bedroom with extensive fitted wardrobes and an en-suite. There is a family





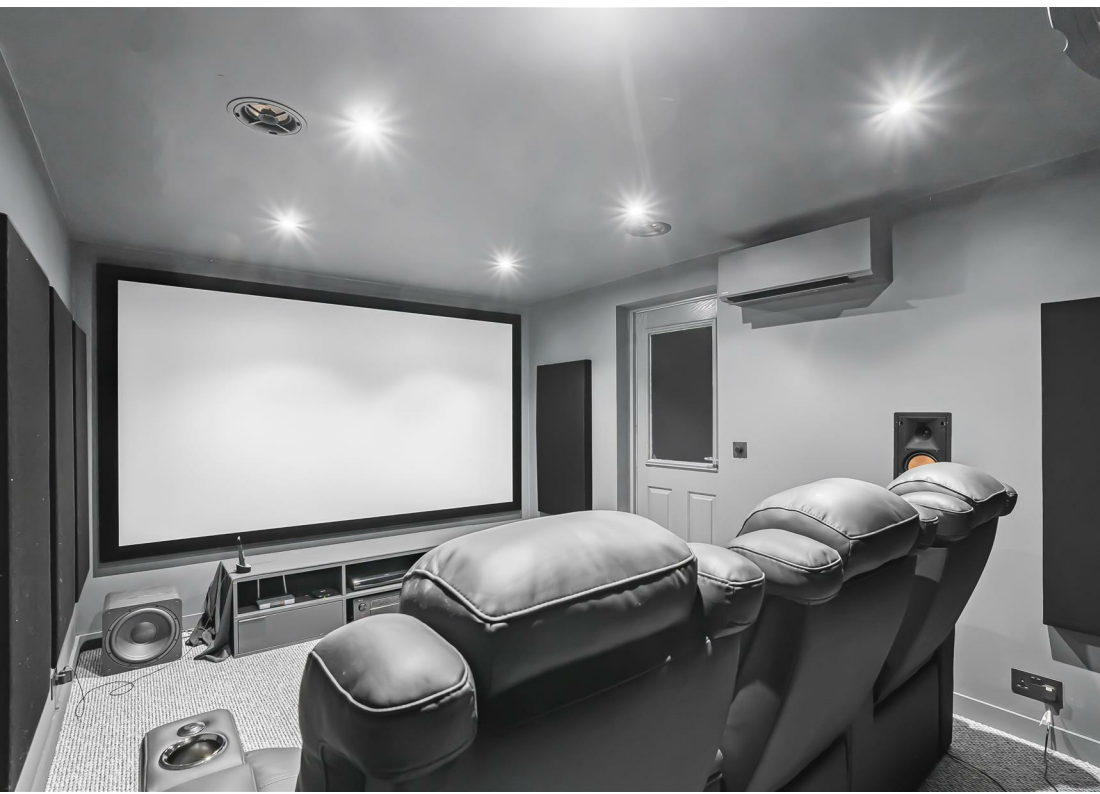


bathroom with a shower over the bath.

The house is in excellent decorative order. There are air conditioning units fitted throughout the property, smart lighting and Nest thermostats, gas central heating, and double glazing.

Outside, at the front, there is a block paved driveway for two large cars. This leads to a garage which has been adapted by the vendor and now serves as storage at the front with power, and to the rear is a snug with heating, power and light which is being used as a cinema room. Gated side access leads to the rear garden which has been professionally landscaped with a contemporary granite terrace, overlooking a pristine lawn, with a stone border, attractive shrubs and mature laurel hedging for privacy. There is outside lighting and power sockets, and the whole is enclosed by fencing.

Waterbeach is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing easy access to the City and those commuting to London. SAT NAV: CB25 9GJ What3Words: [///crackling.radar.legend](https://www.what3words.com/#!/en/0984/0984/0984/cracking_radar_legend)





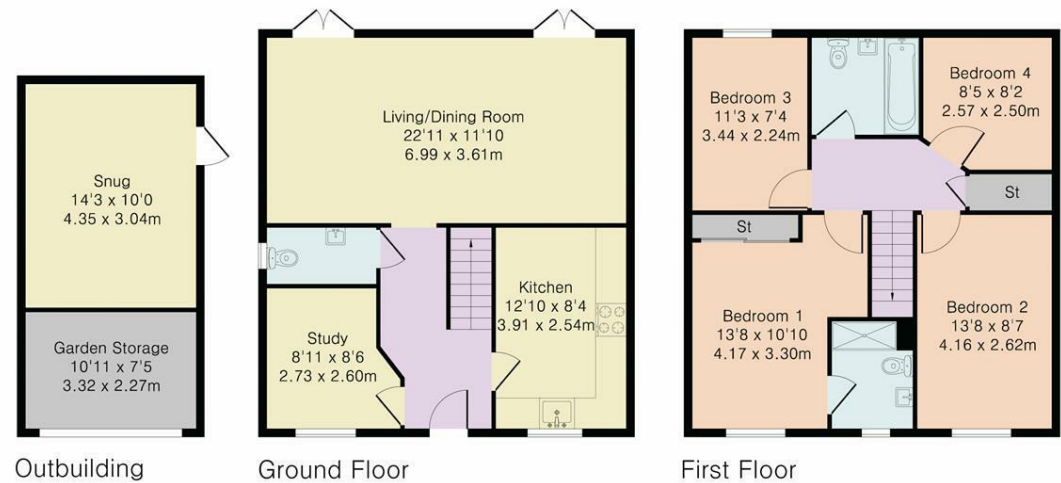
Floor Plan

Approximate Gross Internal Area 1383 sq ft - 128 sq m

Ground Floor Area 572 sq ft – 53 sq m

First Floor Area 572 sq ft – 53 sq m

Outbuilding Area 239 sq ft – 22 sq m



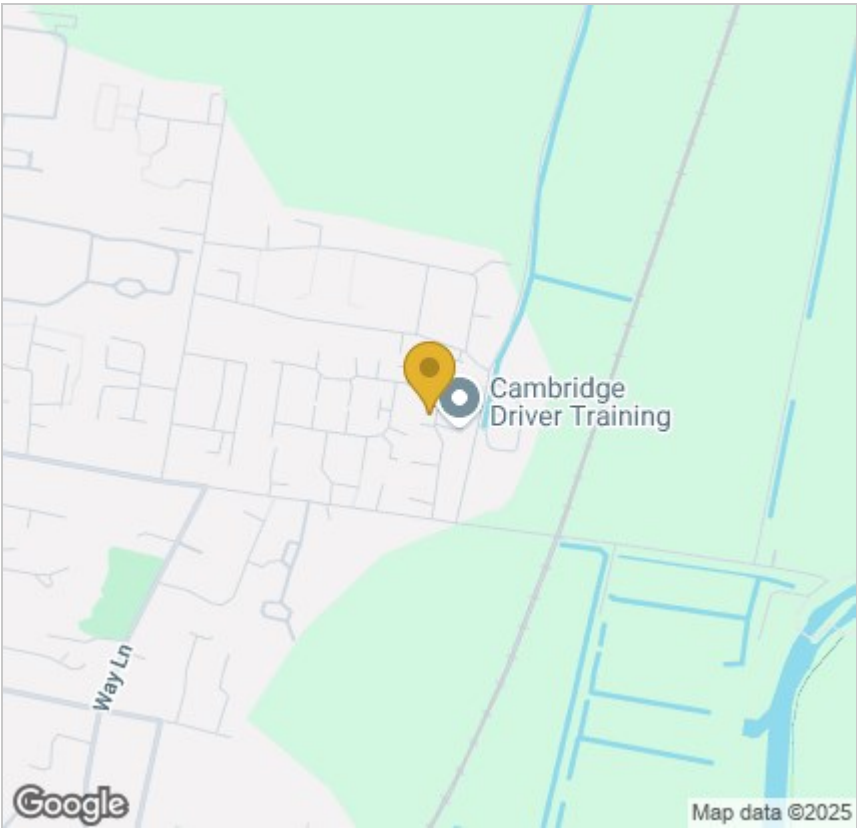
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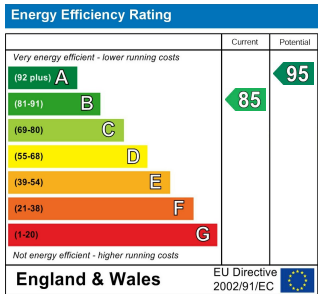
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

Area Map



Energy Efficiency Graph



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