



19 Star Drive
Waterbeach, CB25 9RE

Guide price £380,000



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Cambridge, CB25 9RE

- 3 bedrooms
- 2 bathrooms
- Parking
- Idyllic garden

An immaculately presented 3-bedroom semi-detached property with a beautiful mature garden and driveway, situated at the end of a residential development, within convenient reach of the High Street and local amenities, and within walking distance to the train station.

The accommodation comprises an entrance hall with a cloakroom and access to the living room, which boasts lots of natural light and bespoke fitted shutters. The kitchen/breakfast room is a great size and is fitted with attractive wall and base cupboards with work surfaces over and an integrated oven with gas hob and space for a washing machine, dishwasher and full-height fridge/freezer. There is plenty of room for a breakfast or dining table. A set of doors lead to directly to the garden.

Upstairs there is a landing with excellent storage and access to the loft. The primary bedroom is a good-sized double, has a built-in cupboard and en-suite shower room. There are two further bedrooms and a well-appointed family bathroom with tiled walls,





a bath with a hand-held shower over, basin and WC.

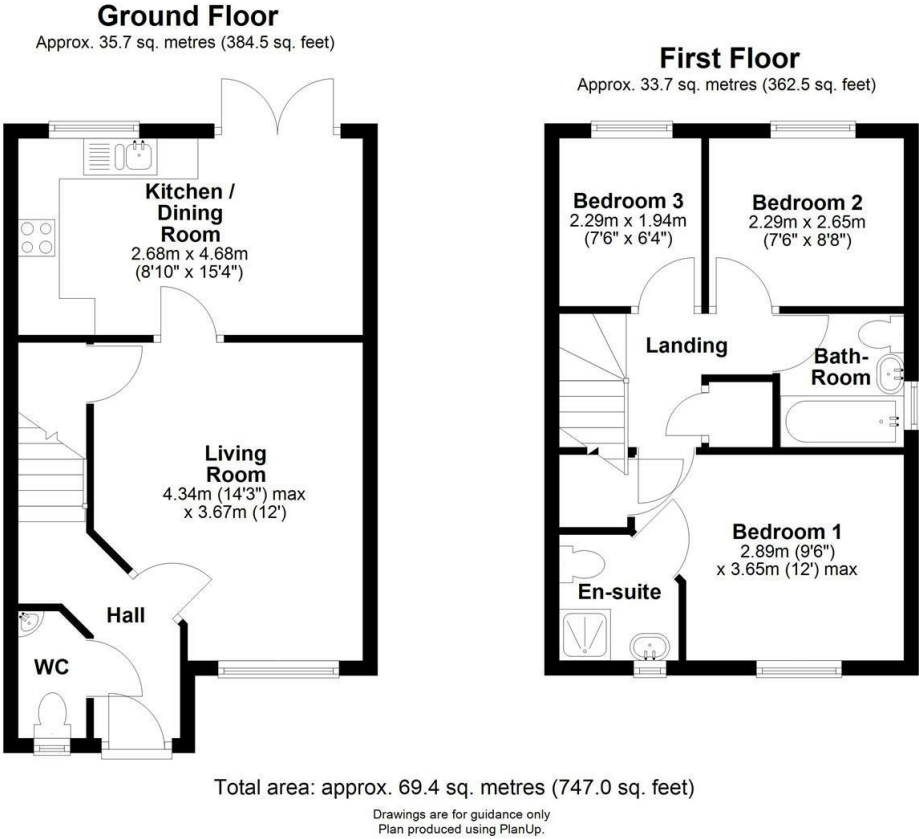
Outside, The property is approached via a driveway to the side with generous parking for two cars. Gated side access leads to the rear garden which is a particularly impressive feature and has been a labour of love by the current owners who have created a most idyllic space, with a paved terrace and further gravelled seating area with a veranda which is covered by wisteria. There is an area of lawn with well-stocked borders and mature trees to create privacy. There is a useful timber shed, a cold water tap and outside power point.

There is an annual maintenance fee of approx £205.00 to contribute towards the upkeep of the communal areas.

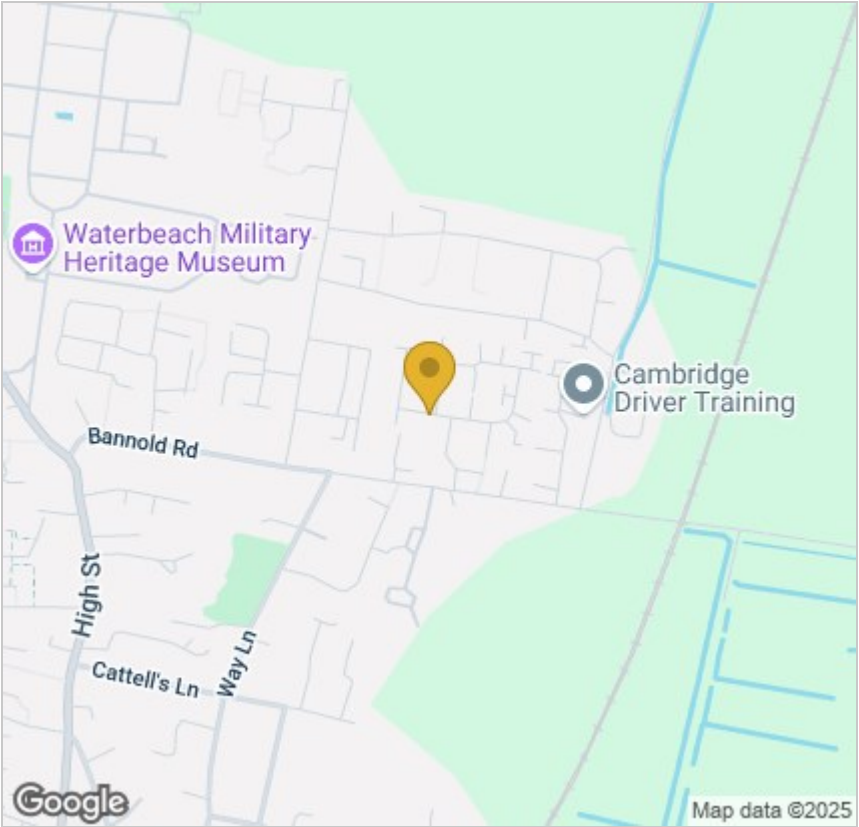
Waterbeach is a popular and thriving village, at its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge 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 to commute to London. SatNav: CB25 9RE What3Words: [///shrub.workroom.sometimes](https://www.what3words.com/#!/en/shrub.workroom.sometimes)



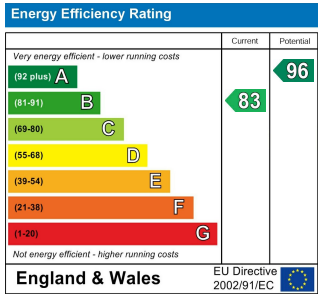
Floor Plan



Area Map



Energy Efficiency Graph



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: C