



5 Shipp's Field
Waterbeach, CB25 9DZ

Guide price £575,000



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- Impressive accommodation
- Four double bedrooms
- Two reception rooms
- Large garden with high spec studio
- Garage and driveway

A 4-bedroom family home, beautifully appointed, including a garage, driveway and a generous garden with a garden studio.

5 Shipp's Field is an attractive double-fronted house, which provides impressive versatile family accommodation of over 1400sq.ft which includes:

Front door to a spacious entrance hall with a staircase, under-stairs storage and a cloakroom. The spacious formal sitting room features a dual aspect and French doors open directly to the garden. Reception room 2 is currently used as a study by the current owners but could quite easily be a dining room or playroom. The thoughtfully designed kitchen/breakfast room features contemporary cabinetry and integrated appliances, including a dishwasher, 5 ring gas hob and double oven. With space for a fridge/freezer and doors opening to the garden, this is a practical family space. There is also a utility room with wall and base units and space for a fridge/freezer and washing machine.





On the first floor, the landing is spacious. There are four double bedrooms, of which the master has an en-suite shower room. There is a lovely family bathroom with a bath and shower over, WC and basin.

Outside, the driveway leads to a single garage at the side, complete with an up-and-over door, power, and lighting. Gated side access opens to a large, enclosed garden which features a patio area which overlooks the lawn. There is a high spec garden studio with heating and power and a cloakroom.

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 and Cambridge. SatNav: CB25 9DZ What3words: [///tugging.embraced.unite](https://www.what3words.com/#!/en/@@@tugging.embraced.unite)



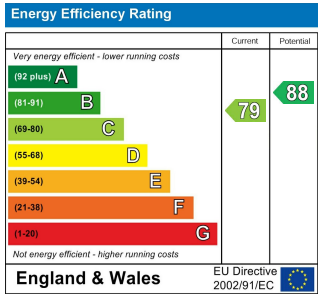
Floor Plan



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: E

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