



1 Hop Bine Drive
Waterbeach, CB25 9RF

Guide price £495,000



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- 4 bedroom townhouse
- Garage and driveway parking
- No through road
- Views over communal green

A beautifully presented four bedroom townhouse, with driveway and garage located on a no through road within this well-regarded development in Waterbeach.

This family home has accommodation which comprises an entrance hall with cloakroom off and useful understairs storage cupboard. The kitchen/dining room enjoys a front aspect, with views over the communal green space and park. The kitchen comprises of fitted wall and base units with integrated induction hob, electric oven and space for free standing appliances. To the rear of the property is the family living room with patio doors to the rear garden.

On the first floor there are three bedrooms, two of which are good sized doubles and a further single, perfect for a nursery or home office. There is a family bathroom with WC, hand wash basin, heated towel rail, and bath with electric shower over. On the second floor is the light and spacious master suite with views to the front and a further Velux to the rear. The bedroom benefits





from a generously sized en-suite shower room including shower enclosure, WC, hand wash basin and heated towel rail.

Outside the property is approached via a private no through road and has a driveway to side providing ample parking for 2 vehicles. There is a detached garage, currently used as a home gym, with power and light laid on. The rear garden is mainly laid to lawn with patio area and gated side access leading to the driveway.

Agents note- The property is subject to an annual maintenance charge of approx £200 for the upkeep of communal greens and spaces.

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 9RF
What3words: ///stumps.variation.quack



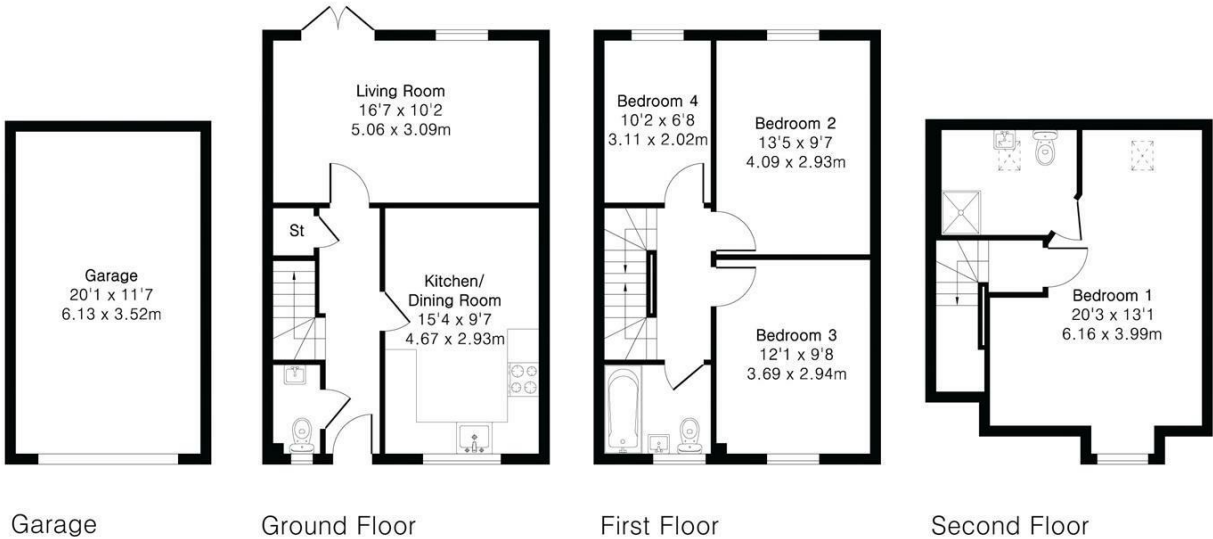
**Approximate Gross Internal Area 1162 sq ft - 108 sq m
(Excluding Garage)**

Ground Floor Area 428 sq ft – 40 sq m

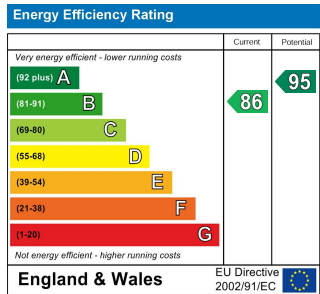
First Floor Area 428 sq ft – 40 sq m

Second Floor Area 306 sq ft – 28 sq m

Garage Area 232 sq ft – 22 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.