

Ivy House, 38 Cambridge Road
Waterbeach, CB25 9NJ

Guide price £775,000

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- Attractive double fronted Victorian family home
- 5 Bedrooms and 2 bathrooms
- Generous garden
- Private driveway and garage
- No chain

Ivy House is a beautifully appointed five-bedroom family home boasting mature generous gardens, and is situated in a prominent position within the village and conveniently placed within walking distance of the local amenities and train station.

This wonderful detached house has many original features including traditional fireplaces and exposed beams, and offers versatile and spacious accommodation with a homely feel.

The main entrance door opens to an attractive central hallway with tiled flooring and stairs to the first floor. The open-plan kitchen/breakfast and dining area overlooks the garden, with the kitchen area being well-appointed with a range of low and high-level cupboards with an integrated oven, microwave and an induction hob. There is plenty of additional space for a full height fridge/freezer, washing machine, dryer and dishwasher. There is easy access to the garden via a glazed door. There is a fabulous formal dining room





located off the kitchen with an open fire and dual aspect. There is also a cloakroom and rear lobby which leads to a front reception room which is currently being used as a study, and a formal living room with an attractive fireplace and exposed beams.

Upstairs there are five bedrooms, the master is a good size again with a dual aspect. There are also two family bathrooms.

Outside, the property is approached via a gravelled driveway with parking for two cars to the front, and potential for further parking to the side leading to a detached garage/workshop with power and light. The main gardens are a very special feature and enjoy a high degree of privacy and seclusion with a wood/pasture ecosystem with numerous birds and wildlife visiting. The main lawn is surrounded by well-stocked flower and shrub borders with mature trees all around, and a wild garden surrounding a pond. There is a fruit and vegetable garden to the rear which has been a labour of love by the current vendors.

SatNav: CB25 9NJ What3Words: ///dispose.sues.clays

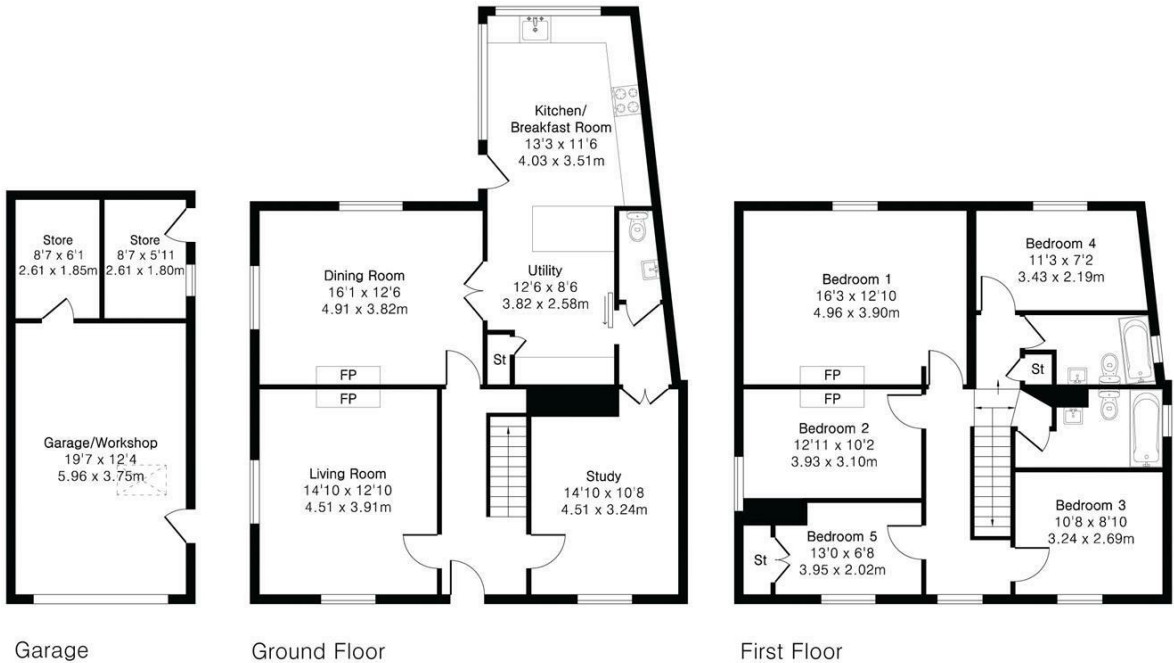


**Approximate Gross Internal Area 1798 sq ft - 167 sq m
(Excluding Garage)**

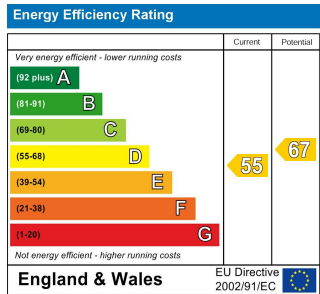
Ground Floor Area 977 sq ft – 91 sq m

First Floor Area 821 sq ft – 76 sq m

Garage Area 350 sq ft – 33 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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