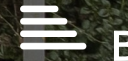




38 Hop Bine Drive  
Waterbeach, CB25 9RF

**Guide price £375,000**



## 38 Hop Bine Drive

Waterbeach, CB25 9RF

- Stylish finish
- Allocated parking
- Envious village location

A superbly well-presented 3 bedroom, semi-detached property, providing an appealing contemporary finish, with allocated parking for two cars.

Presented to an excellent standard, 38 Hop Bine Drive extends to about 740sqft. There is a downstairs cloakroom off the entrance which has stylish half-height wood panelling. The entrance hall leads to the living room which is bright and spacious and has a large understair cupboard for storage.

From the living room is the modern kitchen and dining area with soft grey tones to the floor tiles and tiled backsplash. The kitchen is well equipped with plenty of cabinets, 1.5 sink, spaces for appliances, and an integrated single oven and gas hob. The dining area extends from the kitchen and provides plenty of space for a dining table and chairs, adjacent to the doors out to the rear paved garden.

Upstairs there are three bedrooms, all with solid oak wood flooring, and the family bathroom. The primary bedroom overlooks the front of the property and is a large double with an en suite shower room. The second





bedroom is a good-sized double and the third makes for an excellent home office or nursery.

The garden to the rear of the property is fully paved and provides an excellent space for outside dining. It can be accessed from either the dining area or via the side gate.

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 9RF

What3words: ///honeybees.landowner.rejoined

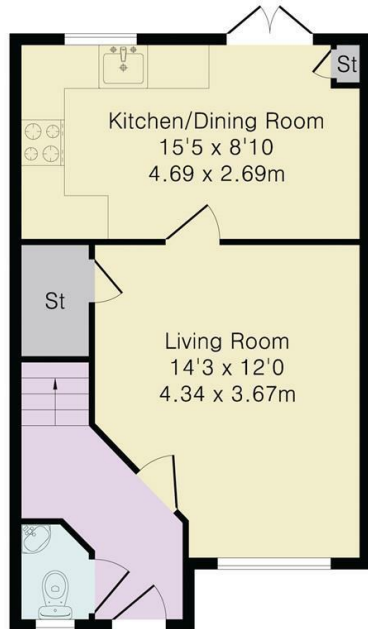


## Floor Plan

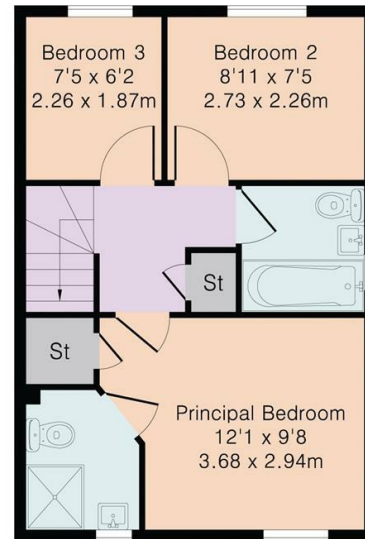
**Approximate Gross Internal Area 739 sq ft - 68 sq m**

Ground Floor Area 380 sq ft – 35 sq m

First Floor Area 359 sq ft – 33 sq m

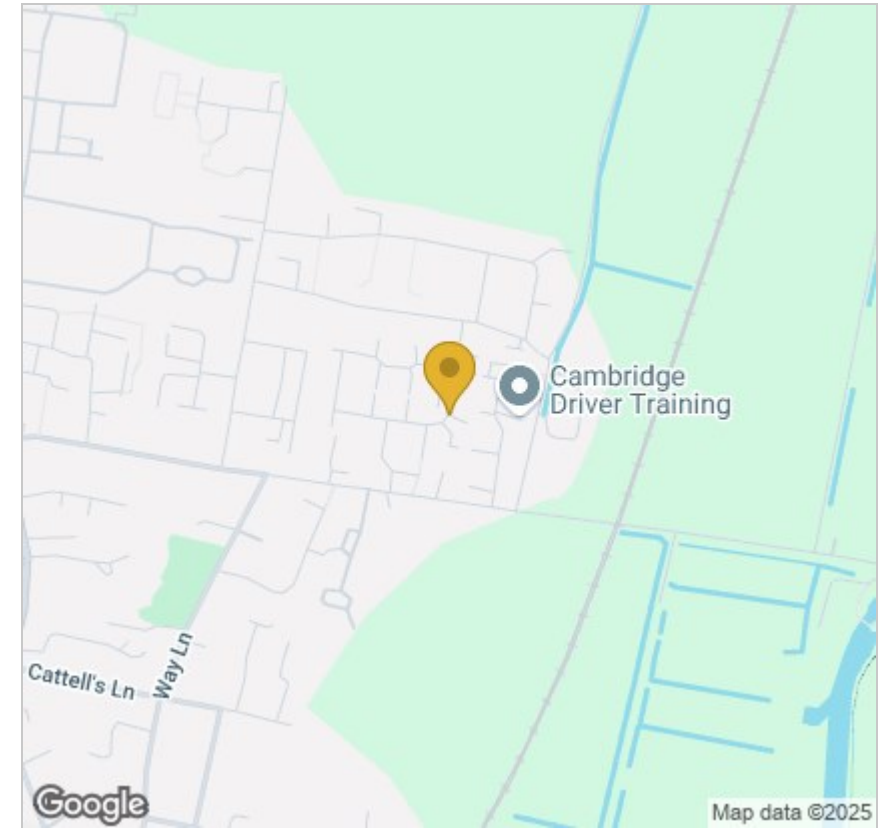


Ground Floor

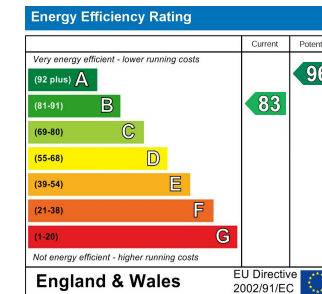


First Floor

## 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

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