

8 Coronation Close
Waterbeach, CB25 9NP

Guide price £650,000



8 Coronation Close

Waterbeach, CB25 9NP

- Newly extended & refurbished
- 4/5 bedrooms
- Garage and driveway parking
- Large corner plot

A beautifully extended and fully renovated four bedroom property occupying a generous corner plot with a large garden, garage, and driveway parking.

The property is entered via a spacious entrance hall leading to a study/snug with fitted units and a front aspect. This versatile room could also be used as a fifth ground-floor bedroom. The hall continues into the impressive open-plan kitchen, dining, and living space, complemented by bespoke fitted storage cupboards and a useful downstairs shower room. The extension enjoys views over the garden and access via two sets of bi-fold doors. The newly fitted kitchen offers ample wall and base units, quartz worktops, and a central island housing a Neff induction hob with built-in extractor. Integrated Neff appliances include a slide-and-hide oven, additional oven, dishwasher, and fridge freezer. A separate utility area provides space for a washing machine and includes a sink unit. The living and dining area is filled with natural light from a large glass roof lantern and features a striking electric heated fire as a focal point.

Upstairs are four bedrooms, three





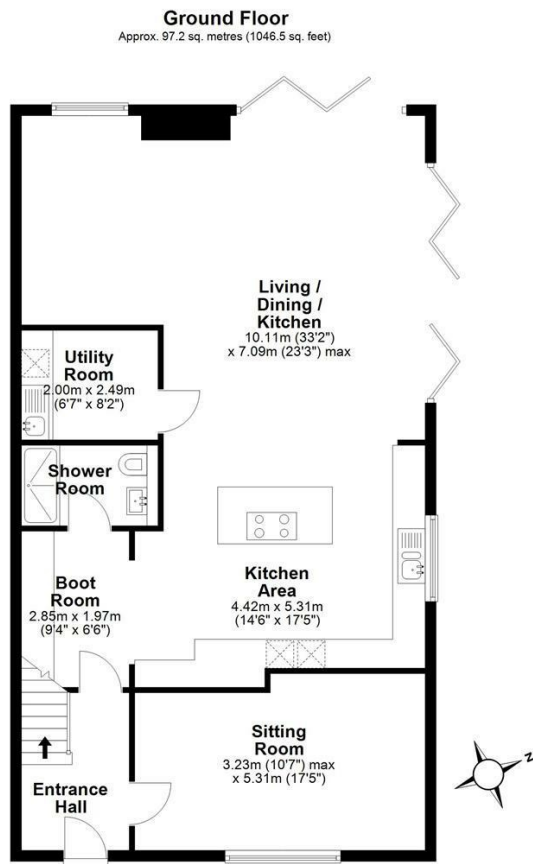
of which are doubles. The recently upgraded family bathroom is fitted with a freestanding bath, hand basin, WC, and heated towel rail. The master bedroom enjoys a rear aspect with corner window overlooking the garden, a fitted walk-in wardrobe area, and an en-suite shower room.

To the front is a gravelled driveway providing parking for at least two cars. Gated side access leads to the rear garden, which is of a generous size and includes a paved patio, lawn, and flower and shrub borders. There is a large garage with power and lighting, a separate storage shed, and a hydro pool available by separate negotiation.

The property further benefits from newly installed gas central heating, high-specification fittings, and premium appliances, creating a home that feels entirely new while delivering exceptional comfort, style, and individuality for modern family living.

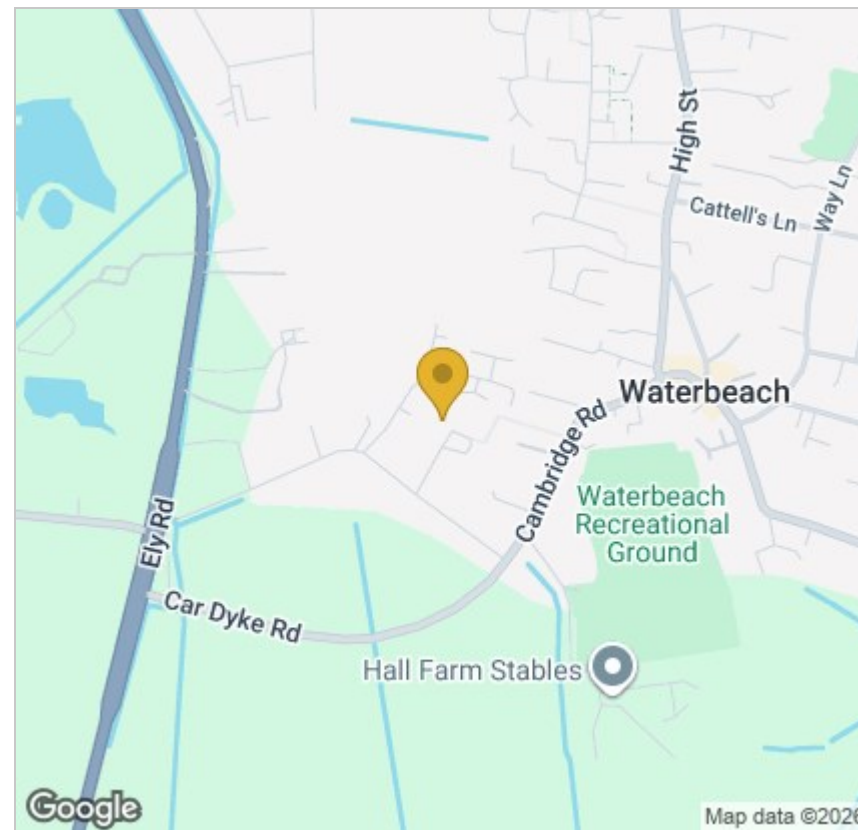
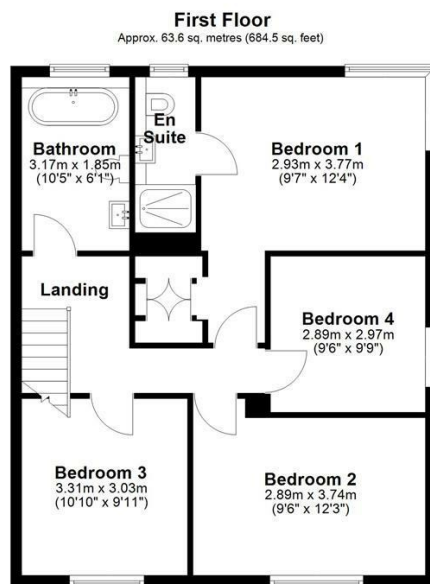
Waterbeach is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities, as well as a primary school situated a 3 minute walk from the house. The village is just off the A10 which provides 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. Sat Nav: CB25 9NP What3Words:///declares.positives.acclaim



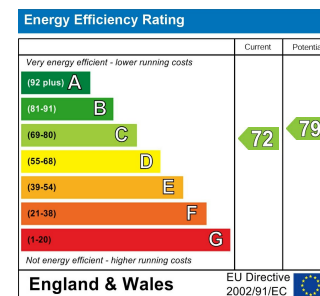


Total area: approx. 160.8 sq. metres (1731.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com