

44 Hop Bine Drive
Waterbeach, CB25 9RF

Guide price £350,000



44 Hop Bine Drive

Waterbeach, CB25 9RF

- Two bedrooms
- Driveway parking
- Enclosed rear garden
- Popular development

This well-maintained two-bedroom semi-detached home is located within a popular and well-established development in Waterbeach.

Built in 2018, the property offers thoughtfully arranged living space, complemented by a fully enclosed rear garden and off-road parking.

The ground floor comprises a welcoming entrance hallway with a convenient downstairs WC. The sitting room features useful storage under the stairs and flows through to the open-plan kitchen and dining area. The kitchen is fitted with an integrated oven and gas hob, with additional space and plumbing available for a fridge/freezer and washing machine. The dining area comfortably accommodates a table and chairs and benefits from French doors opening onto the garden.

On the first floor, there are two spacious double bedrooms, one of which includes a built-in wardrobe. A contemporary family





bathroom completes the accommodation, fitted with a bath with shower attachment, WC and wash basin.

Externally, the property benefits from off-street parking, EV charging point, solar panels, along with gated side access into the garden. The garden is mainly laid to lawn and includes a paved seating area, ideal for outdoor use.

Agents note- There is an annual service charge of approx £215 per annum.

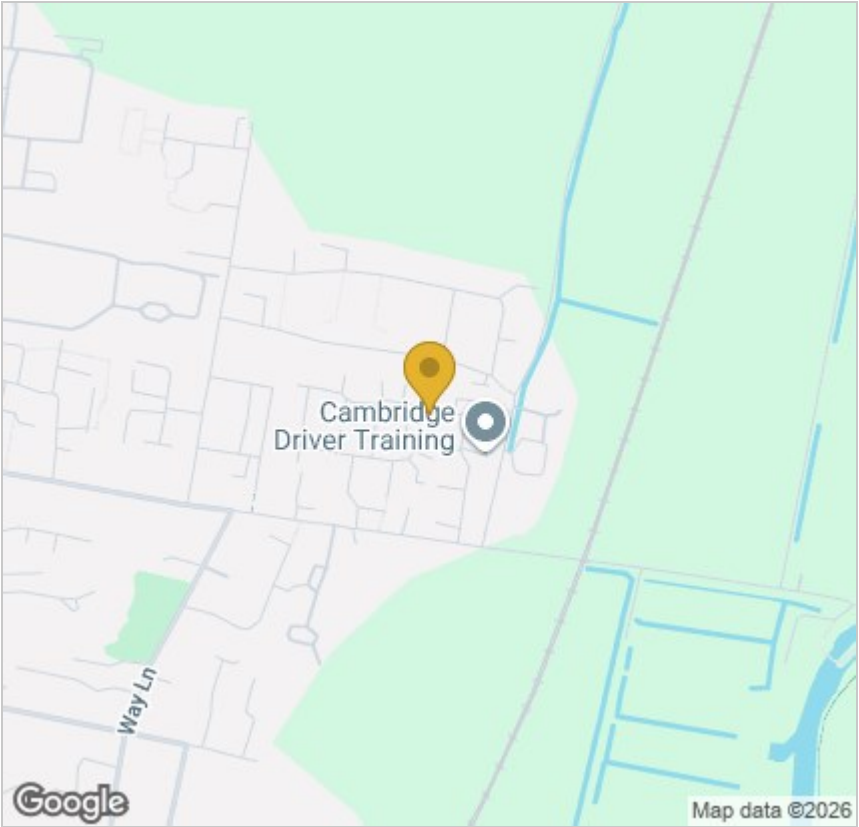
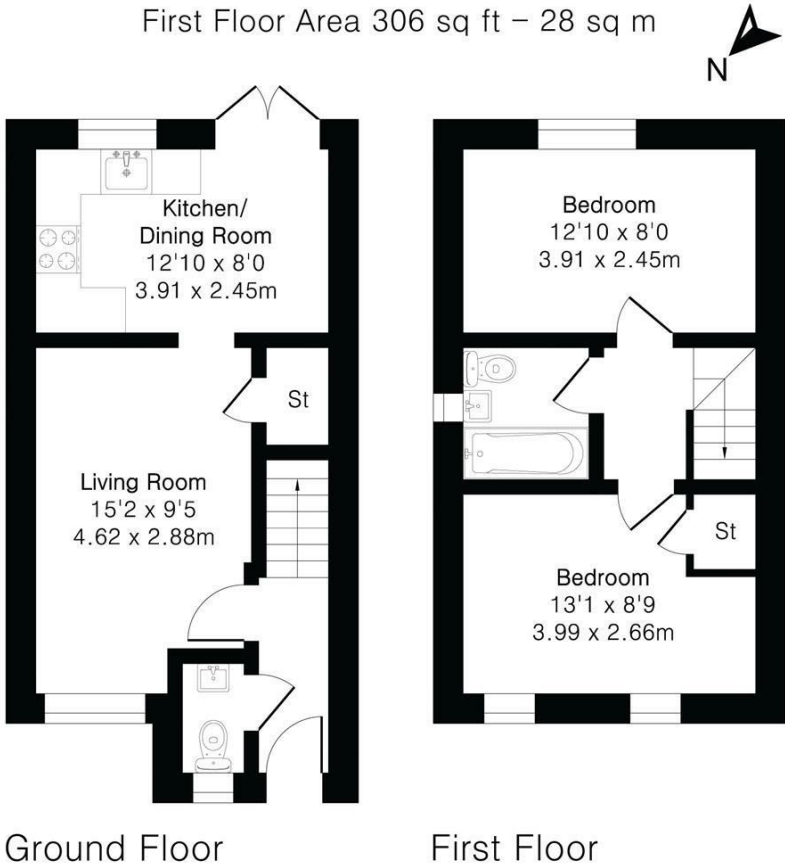
Waterbeach is a popular and thriving village, at its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge 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.

SatNav:CB25 9RF

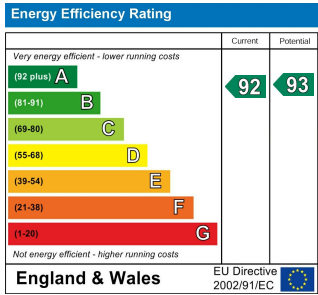
What3Words:///flagged.scraper.shrub



Approximate Gross Internal Area 634 sq ft - 58 sq m
Ground Floor Area 328 sq ft – 30 sq m
First Floor Area 306 sq ft – 28 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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.