



8 Coronation Close
Waterbeach, CB25 9NP

Guide price £650,000



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- 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





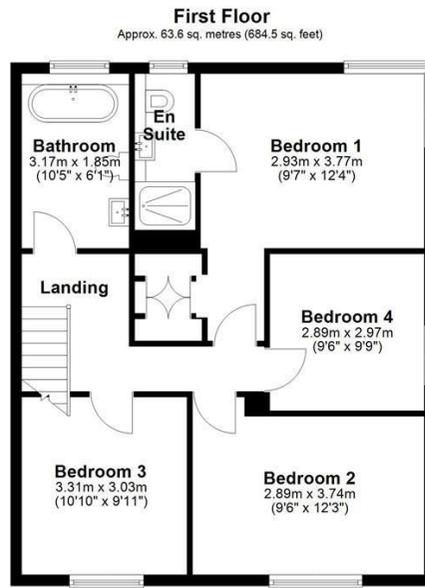
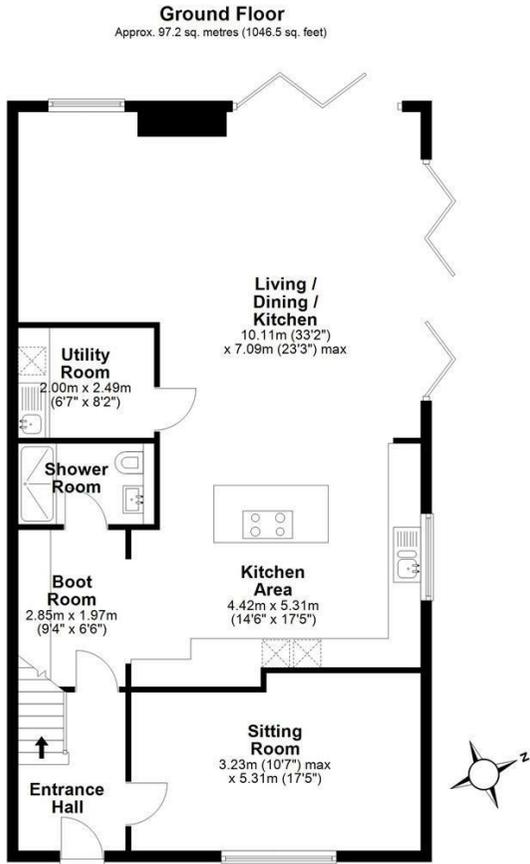
of which are doubles. The recently upgraded family bathroom is fitted with a freestanding bath, hand basin, WC, and heated towel rail. The master bedroom enjoys a rear aspect with corner window overlooking the garden, a fitted walk-in wardrobe area, and an en-suite shower room.

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



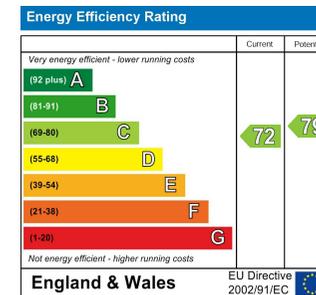


Total area: approx. 160.8 sq. metres (1731.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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