



Star Drive, Waterbeach, CB25 9RE

**CHEFFINS**

## Star Drive

Waterbeach,  
CB25 9RE

- Detached Modern Home
- Three Bedrooms
- Open Plan Living/Dining Room
- Separate Sitting Room
- Low Maintenance Rear Garden
- Off Road Parking & Garage

An immaculately presented modern detached family home, offering flexible and well-proportioned accommodation throughout. The property features a stylish open-plan kitchen/dining room with direct access to the garden, alongside a low-maintenance rear garden and garage. Ideally positioned within this now well-established residential development, it enjoys convenient access to local amenities, the mainline station, and Cambridge city centre.

3 2 1

Guide Price £450,000





## LOCATION

Star Drive forms part of a modern, well-established development in the popular village of Waterbeach, positioned approximately 6 miles north of Cambridge. The village offers a range of everyday amenities including a convenience store, bakery, public houses, primary school, and a pharmacy, with further facilities available in nearby Cambridge. For commuters, Waterbeach railway station provides regular services into Cambridge in under 10 minutes, as well as connections to London King's Cross. The A10 is also easily accessible, offering direct routes into Cambridge and towards Ely. Waterbeach is particularly well placed for access to the Cambridge Science Park and Cambridge Business Park, making it an attractive location for professionals. The surrounding countryside provides pleasant walks and recreational opportunities, with the nearby River Cam and open green spaces enhancing the village's appeal.

## STORM PORCH

Storm porch with tiled threshold, covering the panel-glazed entrance door leading through into:

## ENTRANCE HALL

Wood-effect flooring, stairs rising to first-floor accommodation with understairs storage cupboard, double-panel radiator, double-glazed window to side aspect, and panelled doors leading to:

## CLOAKROOM

Comprising a two-piece suite with low-level WC with concealed dual flush and hand wash basin with hot and cold mixer tap and tiled splashback. Continuation of wood-effect flooring, radiator, and extractor fan.

## SITTING ROOM

Radiator and double-glazed window to front aspect.

## KITCHEN/DINING ROOM

Kitchen Area:

Fitted with a comprehensive range of both wall and base-mounted storage cupboards and drawers with soft-closing features, complemented by quartz work surfaces incorporating a one-and-a-quarter bowl stainless steel sink with mixer tap and drainer. Integrated four-ring gas hob with stainless steel splashback and extractor above, integrated oven below, space and plumbing for dishwasher and fridge freezer, tiled-effect splashbacks, and inset LED downlights. Wood-effect flooring continues throughout, double-panel radiator, and double-glazed window overlooking the rear garden.

Dining Area:

Continuation of wood-effect flooring, double-glazed window to side aspect, and double-glazed French doors opening onto the rear garden.

Panelled door leading through to:

## UTILITY ROOM

Fitted with additional wall and base-mounted storage cupboards with a stone-effect roll-top work surface. Space and plumbing for washing machine and tumble dryer. Cupboard housing the gas-fired combi boiler providing hot water and heating. Continuation of wood-effect flooring, radiator, extractor fan, and panel-glazed door leading to side access.

## FIRST FLOOR LANDING

Access to loft space, airing cupboard with fitted shelving and hanging rails, and panelled doors leading to:

## PRINCIPAL BEDROOM

Radiator, double-glazed window to front aspect, and door leading to:

## EN-SUITE SHOWER ROOM

Comprising a three-piece suite including a corner shower cubicle with wall-mounted shower and glazed sliding door, low-level WC with concealed dual flush, and hand wash basin with mixer tap and tiled splashback. Heated towel rail, wood-effect flooring, extractor fan, and double-glazed privacy window to front aspect.

## BEDROOM 2

Radiator and double-glazed window overlooking the rear garden.

## BEDROOM 3

Radiator and double-glazed windows to both side and rear aspects.

## FAMILY BATHROOM

Comprising a three-piece suite including a panelled bath with wall-mounted shower and glazed shower screen, low-level WC with concealed dual flush, and hand wash basin with mixer tap and tiled splashback. Wood-effect flooring, radiator, extractor fan, and double-glazed privacy window to side aspect.

## OUTSIDE

Rear Garden:

Principally laid to lawn with a substantial paved patio area directly adjoining the rear of the property. Raised beds run alongside the garage, with a further paved seating area to the rear of the garage, currently covered to provide a shaded entertaining space. Side access door into the garage, with gated side access leading to the front. An additional enclosed side passageway is located to the opposite side of the property.

Front:

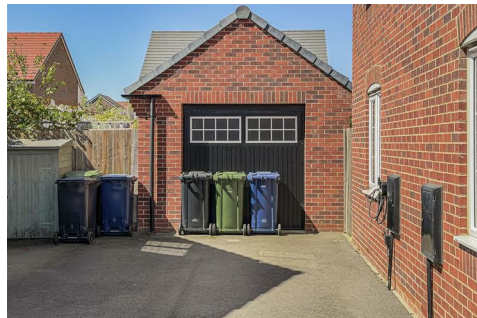
Approached off Star Drive via a dropped kerb leading onto a tarmac driveway providing off-road parking for two vehicles. EV charging point, paved pathway to the front entrance, and a planted bed with a selection of shrubs.

## AGENTS NOTE

The seller of this property is an employee of Cheffins.



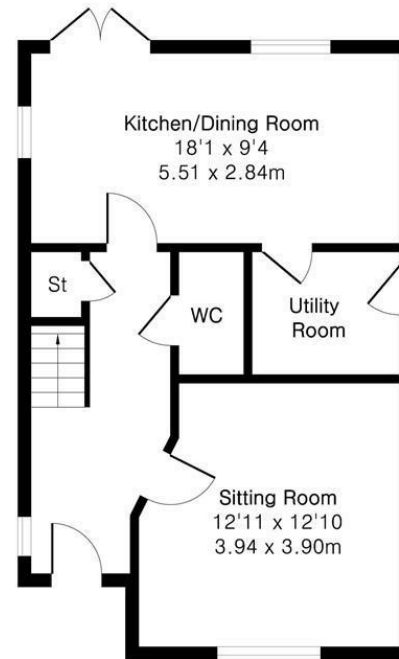




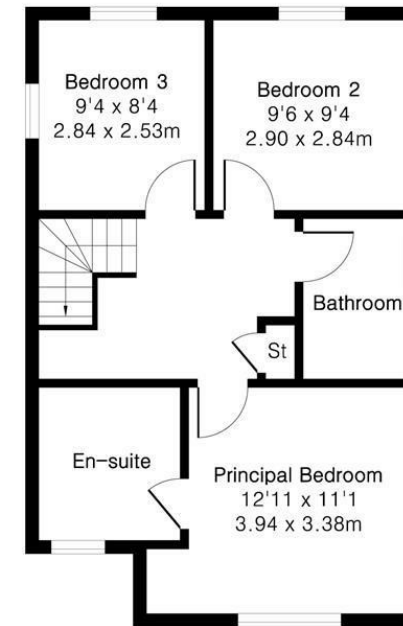
**Approximate Gross Internal Area 977 sq ft - 91 sq m**

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 490 sq ft – 46 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	 <b>83</b> <b>94</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £450,000

Council Tax Band – D

Local Authority – South Cambs



**Agents note:**

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.