



14 Pieces Terrace  
Waterbeach, CB25 9NE

**Guide price £500,000**



## 14 Pieces Terrace

Waterbeach, CB25 9NE

- Extended family home
- 4 bedrooms
- Large garden
- Convenient location

An extended and well-presented, light and spacious 4-bedroom semi-detached family home with a generous garden and driveway.

The property is conveniently located within walking distance of the local amenities and school, and the accommodation comprises on the ground floor an entrance hall with a cloakroom and study. The living room is a great size and benefits from a log burner and opens to the impressive kitchen/dining room with semi vaulted ceiling and direct access to the garden. The kitchen is fitted with ample wall and base units with space for white goods, a fitted range cooker and wine fridge. Off the kitchen is a playroom and a useful pantry, with further understairs storage.

Upstairs there are 4 bedrooms, of which 2 are double with fitted wardrobes in the Master. The family bathroom has been recently upgraded and is fitted with a white suite with a shower over the bath and tiled surround, pedestal basin, and WC.

Outside, to the front of the property is a gravelled driveway







with parking for at least two cars. Gated side access leads to the rear garden, which is a great size, with a large paved patio adjacent to the property and a lawn with flower and shrub borders. There is a large timber shed and an area laid to wood chip.

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 9NE

Waht3words: [///avid.earmarked.warnings](http://avid.earmarked.warnings)

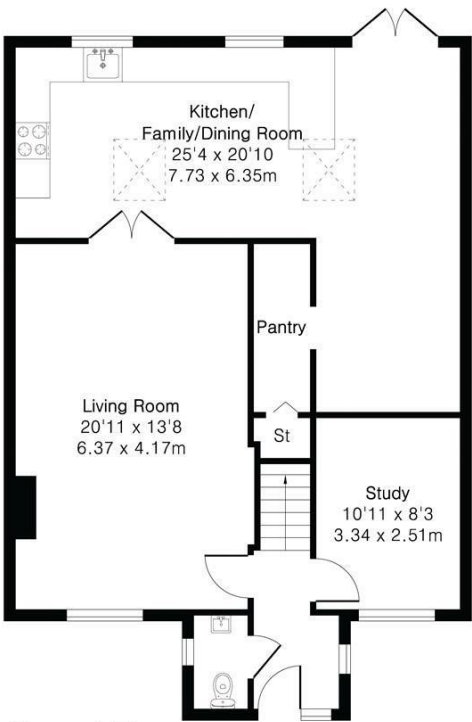




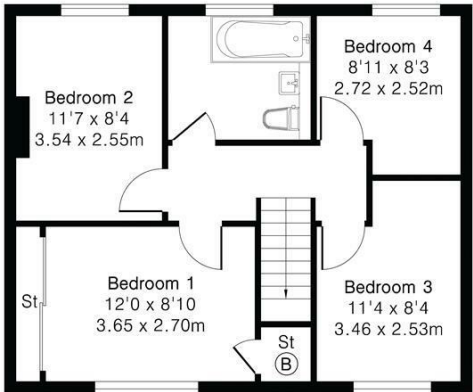
**Approximate Gross Internal Area 1395 sq ft - 129 sq m**

Ground Floor Area 864 sq ft – 80 sq m

First Floor Area 531 sq ft – 49 sq m



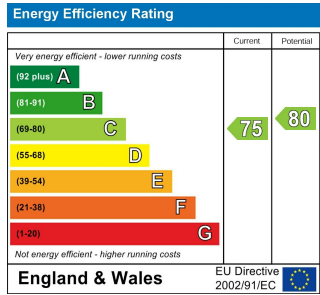
Ground Floor



First Floor



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: C

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