



8 Hop Bine Drive  
Waterbeach, CB25 9RF

**Guide price £460,000**





## 8 Hop Bine Drive

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- 3 bedrooms
- Popular development
- Garage and driveway with EV charging point
- Air source heat pump
- Solar panels

A brilliantly appointed and beautifully presented three-bedroom detached house, offering well-proportioned accommodation situated on a popular development in Waterbeach.

Built in 2018, the property features a modern air source heat pump system and solar panels, and offers immaculate family accommodation filled with natural light throughout. The ground floor comprises a generous entrance hall leading to a well-proportioned living room with an attractive front aspect. Additional benefits include a cloakroom and a useful understairs storage cupboard.

The stylish kitchen/dining room enjoys double doors opening onto the garden and incorporates a breakfast bar with ample space for a dining table. The kitchen is fitted with a range of wall and base units and includes integrated appliances such as an electric oven, gas hob, fridge freezer and dishwasher. A separate utility room provides additional storage and space for appliances, with the added







convenience of direct access to the driveway.

Upstairs, there are three bedrooms, all of which are doubles. The master bedroom has ample built in storage and an en-suite shower room. There is also a spacious family bathroom with electric shower over the bath.

Outside, to the side of the property is a driveway that comfortably parks two cars, with EV charging point. This leads to a detached single garage with up and over door, power, lighting and rafter storage. Gated side access opens into the delightful fully enclosed rear garden, which is mainly laid to lawn with patio area. There is also a useful timber shed, outside tap and external power sockets.

Agents note- There is an annual service charge of approx. £200 for the upkeep of communal green spaces.

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 in the village, as well as a primary school a short walk from the property. 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 9RF What3words: ///outbid.hangs.unopposed



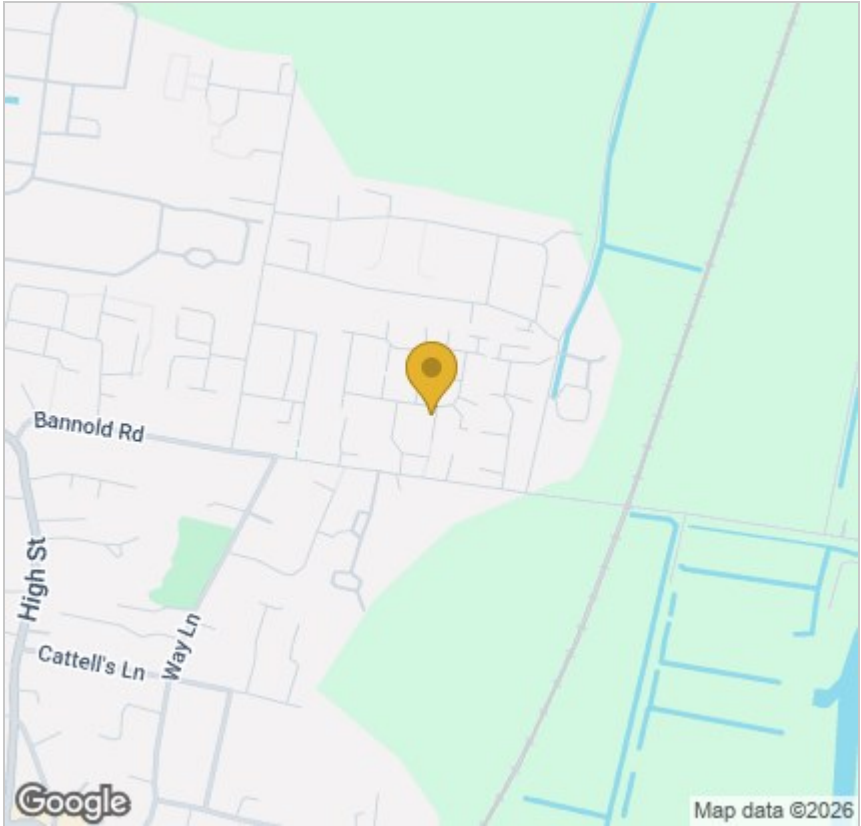


## Approximate Gross Internal Area 958 sq ft - 90 sq m (Excluding Garage)

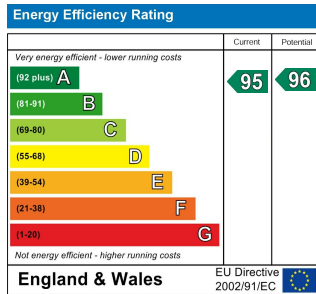
Ground Floor Area 479 sq ft – 45 sq m

First Floor Area 479 sq ft – 45 sq m

Garage Area 232 sq ft – 22 sq m



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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.

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