



Honeysuckle Croft, Ely Road
Waterbeach, CB25 9NN

Guide price £495,000

Honeysuckle Croft, Ely Road

Cambridge, CB25 9NN

- Character property
- 4 double bedrooms
- Stunning and generous gardens
- Workshop and parking

A spacious and versatile four-bedroom, semi-detached family home with a large garden and garage/workshop.

Honeysuckle Croft extends to over 1600 sqft and the accommodation comprises a rear entrance lobby with a cloakroom. The kitchen/breakfast room is well appointed, and the kitchen is fitted with plenty of wall and base units and worktop space. There is an inset electric hob, an integrated waist height oven and grill, and space for freestanding appliances.

There is a useful utility area/boot room with space for a washing machine and dryer and there is direct access to the back garden.

The dining room opens up to a study area with a generous storage cupboard, and the living room has an open fire with brick surround.

Upstairs the primary bedroom overlooks the front elevation and is a large double with fitted wardrobes and a dressing area. The three further bedrooms are also doubles. There is a spacious





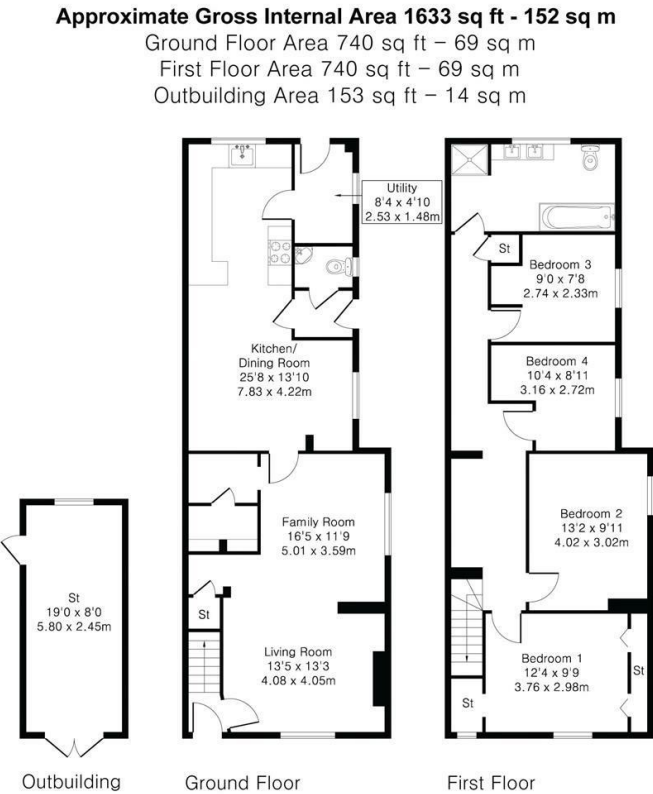
family bathroom with twin basins, a bath and a separate shower. The landing area has been cleverly utilised to create a study/hobby area with bespoke desk and fitted shelving.

Outside the gardens are a very special feature and have been a labour of love for the current vendors, meticulously landscaped to create impressive spaces that can be enjoyed all year round . There are several seating areas and pristine lawns with well-stocked mature borders. There is a greenhouse and various potting and tool sheds along with a detached garage/workshop and a driveway with parking for several vehicles.

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. 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 easy access to the City and those commuting to London. Sat Nav: CB25 9NN
What3words: ///liver.downcast.central



Floor Plan



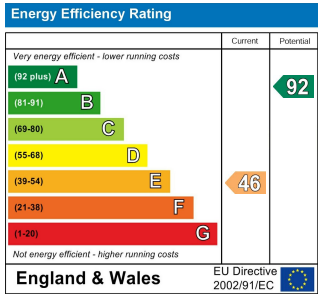
Area Map



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Energy Efficiency Graph



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.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

