

GRAY
TOYNBEE



44 Hop Bine Drive
Waterbeach, CB25 9RF

Guide price £350,000



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- Two bedrooms
- Driveway parking
- Enclosed rear garden
- Popular development

This well-maintained two-bedroom semi-detached home is located within a popular and well-established development in Waterbeach.

Built in 2018, the property offers thoughtfully arranged living space, complemented by a fully enclosed rear garden and off-road parking.

The ground floor comprises a welcoming entrance hallway with a convenient downstairs WC. The sitting room features useful storage under the stairs and flows through to the open-plan kitchen and dining area. The kitchen is fitted with an integrated oven and gas hob, with additional space and plumbing available for a fridge/freezer and washing machine. The dining area comfortably accommodates a table and chairs and benefits from French doors opening onto the garden.

On the first floor, there are two spacious double bedrooms, one of which includes a built-in wardrobe. A contemporary family





bathroom completes the accommodation, fitted with a bath with shower attachment, WC and wash basin.

Externally, the property benefits from off-street parking, EV charging point, solar panels, along with gated side access into the garden. The garden is mainly laid to lawn and includes a paved seating area, ideal for outdoor use.

Agents note- There is an annual service charge of approx £215 per annum.

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.

SatNav:CB25 9RF

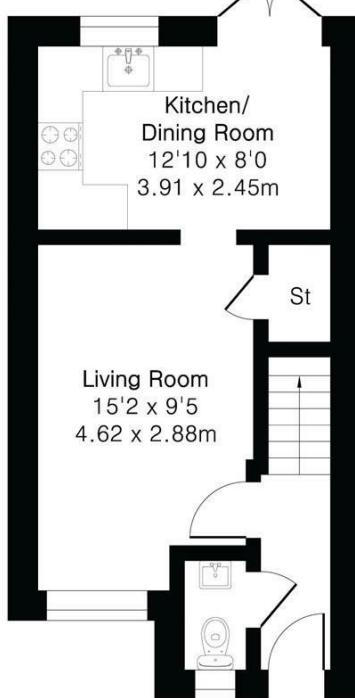
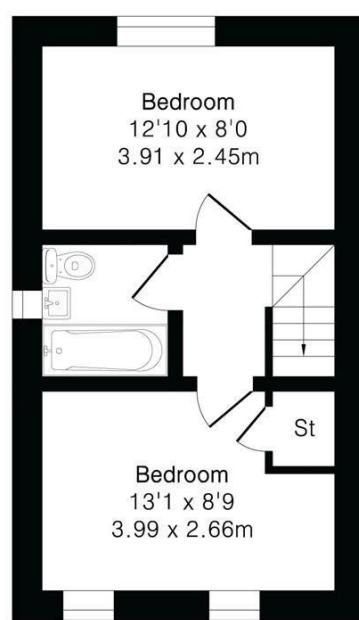
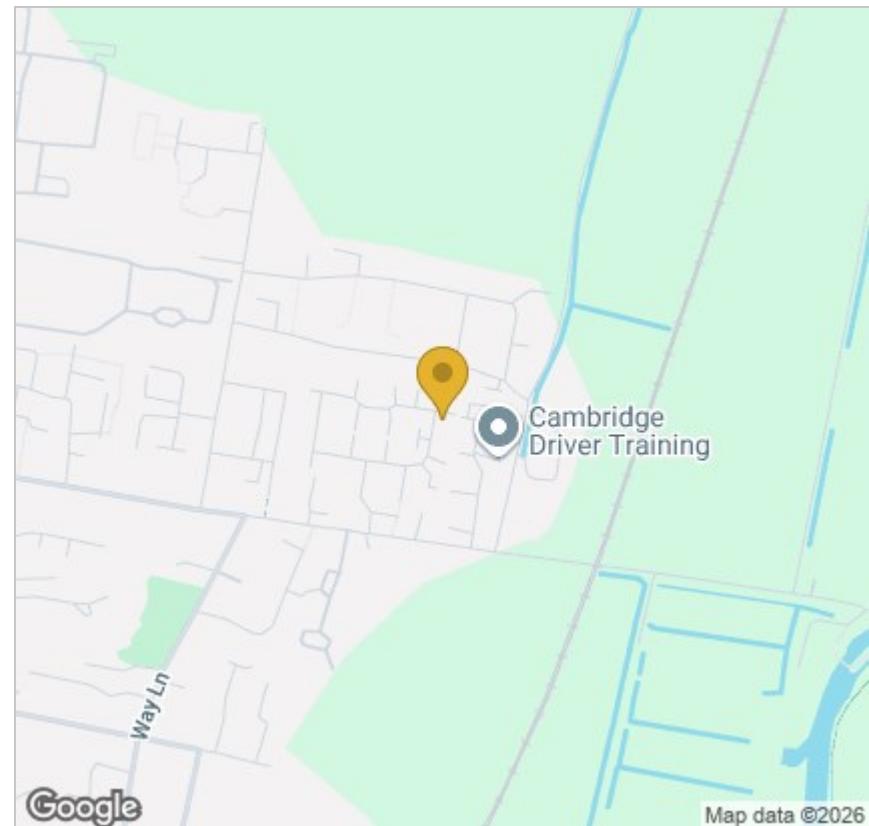
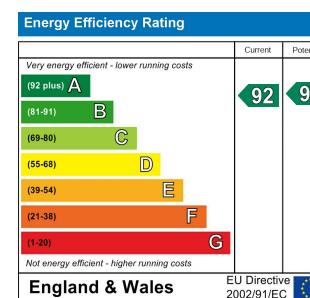
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Approximate Gross Internal Area 634 sq ft - 58 sq m

Ground Floor Area 328 sq ft – 30 sq m

First Floor Area 306 sq ft – 28 sq m


Ground Floor

First Floor

Energy Efficiency Graph

 Tenure: Freehold
 Council tax band: B

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