



14 Pieces Terrace  
Waterbeach, CB25 9NE

Guide price £490,000



## 14 Pieces Terrace

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- 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

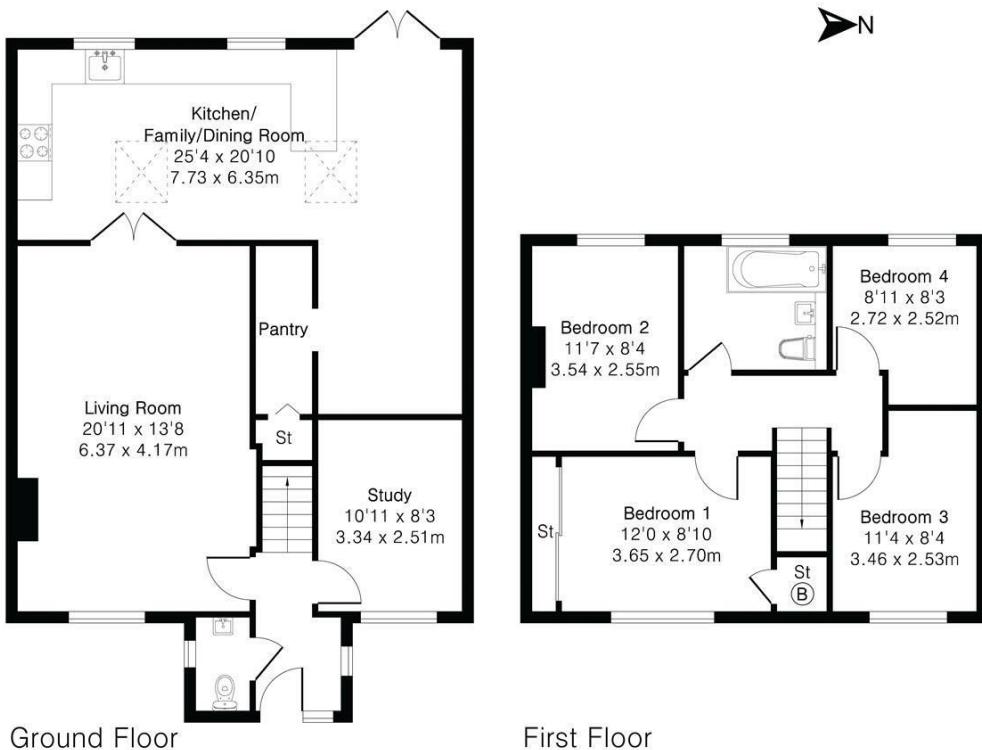
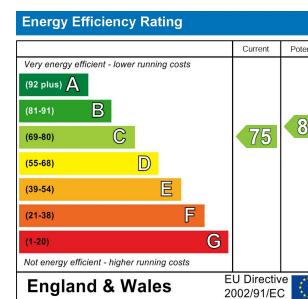
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**Approximate Gross Internal Area 1395 sq ft - 129 sq m**

Ground Floor Area 864 sq ft - 80 sq m

First Floor Area 531 sq ft - 49 sq m


**Energy Efficiency Graph**

 Tenure: Freehold  
 Council tax band: C

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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