



12 Hop Bine Drive  
Waterbeach, CB25 9RF

**Guide price £450,000**





## 12 Hop Bine Drive

Waterbeach, CB25 9RF

- Detached family home located on no through road.
- 3 bedrooms
- Garage and driveway
- Wonderful garden and garden studio

A beautifully presented three-bedroom detached house with approximately 1003 sq ft of well appointed accommodation, a garage and garden studio, situated on an established development in Waterbeach.

This family home provides excellent accommodation. On the ground floor, there is an entrance hall that leads to the main living room. Off the living room is a central lobby area with a cloakroom and stairs to the first floor. The kitchen/dining room provides a separate dining space and double doors to the garden in addition to the well-equipped kitchen area.

Upstairs there are three bedrooms, including a large double bedroom with an en-suite shower room. There is also a family bathroom with a shower over the bath.

The house is immaculate and in excellent decorative order, there is an electric car charging point, gas central heating and double glazing.

Outside, at the front, there is a







block paved driveway for two cars leading to an integral garage. Gated side access leads to the rear garden which is predominantly laid to lawn with thoughtfully planted and well-stocked borders. There is a paved terrace and a wonderful garden studio which is currently utilised as an office by the current vendors.

Agents note- There is an annual service charge payable on the property of approximately £215.

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 What3Words:





## Area Map

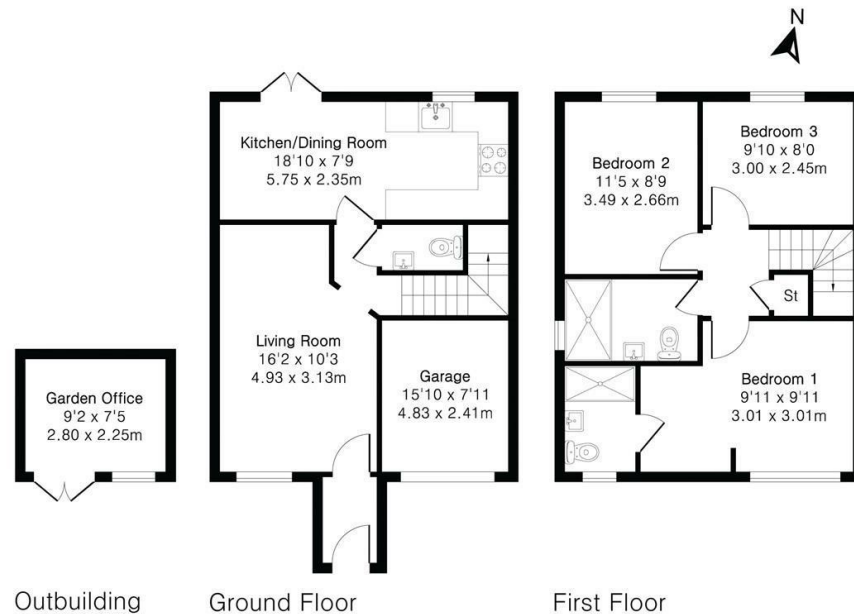


## Approximate Gross Internal Area 1003 sq ft - 92 sq m

Ground Floor Area 478 sq ft – 44 sq m

First Floor Area 457 sq ft – 42 sq m

Outbuilding Area 68 sq ft – 6 sq m

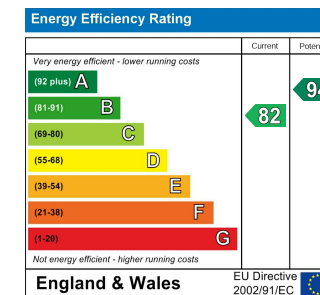


Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold

Council tax band: D

## Energy Efficiency Graph



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