

8 Rosemary Road, Waterbeach, Cambridge, CB25 9NB

Offers In Excess Of £400,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN IMMACULATE AND METICULOUSLY RENOVATED SEMI-DETACHED HOME LOCATED WITHIN THIS POPULAR AND WELL SERVED VILLAGE TO THE NORTH OF THE HISTORIC CITY OF CAMBRIDGE.

- Semi-detached house
- 876 sqft/81 sqm
- Gas fired central heating
- Fully enclosed and re-turfed garden
- Council tax band-C
- 3 beds, 2 bath, 1 reception room
- Constructed in 1997
- Garage and parking to the rear
- EPC-C / 70

Originally constructed in 1997, this spectacular three-bedroom home has been through a recent programme of refurbishment and provides generous living accommodation measuring 78 sqm / 844 sqft.

To the ground floor the property comprises of and entrance hall with storage, ideal for coats and shoes, a WC adjoining and stairs which lead up to the first floor. The spacious living/dining room is flooded with natural light thanks largely to a window overlooking the rear garden as well as a patio door with windows either side. The kitchen space has been completely maximised with generous levels of worktop space, storage at both eye level and base level as well as a pantry cupboard beneath the stairs. The kitchen has space for a dishwasher, a washing machine and a fridge freezer. There is hard flooring though out the ground floor ideal for upkeep.

To the first floor, the property comprises of three bedrooms which includes two double bedrooms and a smaller bedroom which is currently used as a walk-in dressing are and study. The master bedroom has feature panel walls, free-standing wardrobes and an ensuite shower room. Bedroom two also benefits from free-standing wardrobes. Serving bedrooms two and three is a family bathroom suite with feature marble styled tiles, a panelled bath, a low-level WC and a pedestal sink basin.

Externally; to the front is a brick wall along the boundary line, a paved patio and a small garden laid to gravel. The rear garden has had recently replaced turf, mixture of patio and gravel directly off the rear living room door and a patio area to the very rear of the property, ideal for alfresco dining in the warmer months of the year.

Parking for the property is accessed along a private road with parking to the rear being provided for just four homes. The property has a garage, accessible form the garden as well from the parking area and benefits from potential storage space within the eaves.

Location
Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10. The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities. There is a good bus service, and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

Tenure
Freehold

Services
Mains services connected include: gas, electricity, water and mains drainage

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

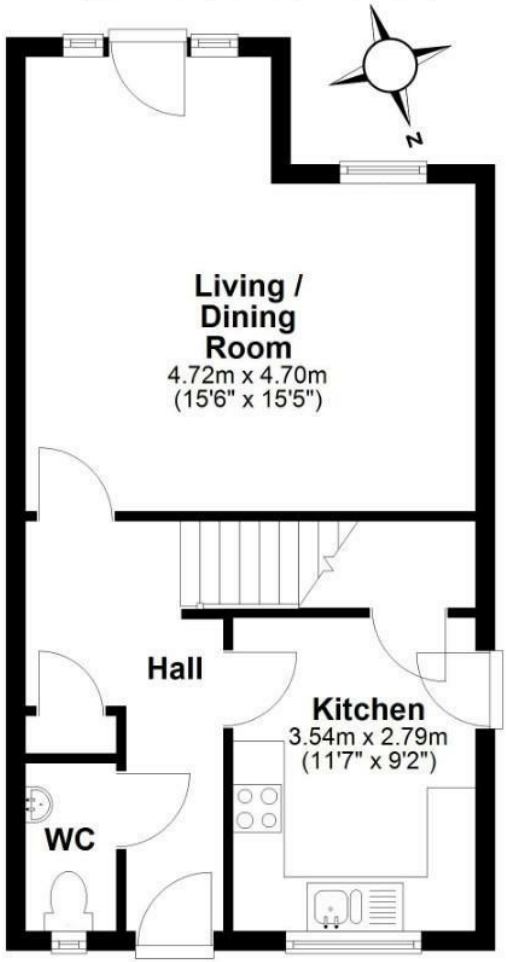
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





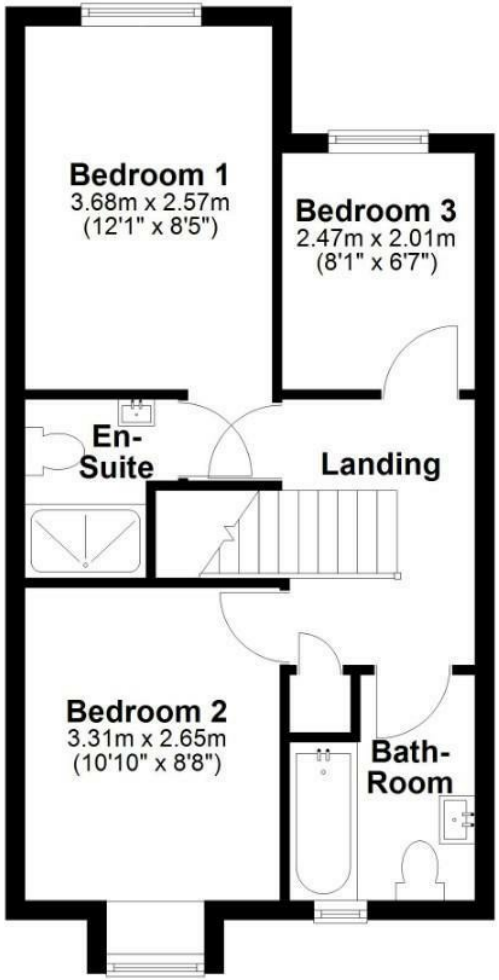
Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



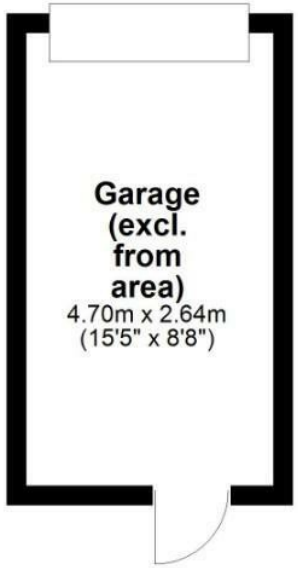
First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



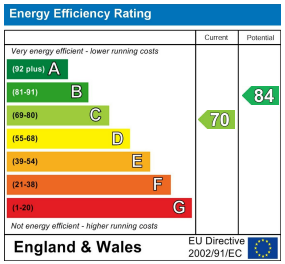
Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 81.4 sq. metres (876.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











