

3 Barnfield Close, Waterbeach, Cambridge, CB25 9GW

Guide Price £550,000 Freehold

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A STANDOUT FOUR-BEDROOM DETACHED HOME, BUILT IN 2019 AND DESIGNED FOR MODERN FAMILY LIVING, WITH GENEROUS PROPORTIONS AND A FRONT-FACING STUDY IDEAL FOR HOME WORKING.

- Detached house
- 1410 sq ft / 131 sqm
- 0.16 acre plot
- EPC-B / 85
- Council tax band-F
- 4 bedrooms, 2 reception rooms, 2 bathrooms
- Constructed in 2019
- Gas fired central heating-underfloor heating downstairs and radiators upstairs
- Driveway parking and detached garage
- Air conditioning in the study, bedroom 2 and bedroom 4

A generously proportioned detached family home which has a good-sized garden, for a new build home, and is not overlooked. The property is set back from the road and separated by a lovely communal garden with tall, mature hedges. The property was constructed in 2019, with 3 years LABC remaining and extending to approximately 131 sqm (1,410 sq ft). The property is presented in turnkey decorative order throughout and benefits from recently replaced LVT flooring extending across the entrance hallway and principal ground floor reception areas.

The property is entered via a spacious and welcoming entrance hallway, featuring an impressive full-height atrium extending from the ground floor to the first floor, with a turning staircase positioned beneath. The hallway also provides access to a large and useful storage cupboard beneath the stairs, together with a conveniently positioned WC. The property has air-conditioning to both the study as well as bedroom two and bedroom four on the first floor. There are two well-proportioned reception rooms to the ground floor. The study is situated to the front of the property, providing an ideal home-working space, while the generous living room enjoys a pleasant outlook over the rear garden and benefits from French doors opening directly onto the patio and garden. Completing the ground floor is a spacious kitchen/diner, fitted with attractive white shaker-style cabinetry and a range of integrated appliances. These include an electric induction hob, eye-level double oven and grill, dishwasher and fridge freezer. The generous proportions provide ample space for both everyday family dining and entertaining.

The first floor provides four well-proportioned bedrooms, making the property particularly well suited to family living. The spacious principal bedroom benefits from its own en-suite shower room, providing a degree of privacy and convenience. The remaining bedrooms are served by a well-appointed family bathroom, comprising a panelled bath with shower over, low-level WC and pedestal wash hand basin.

Externally; To the front, the property enjoys a small, mature garden providing an attractive approach to the home. Parking is accessed to the rear via a private driveway, which leads to a detached garage with a pitched roof, providing useful additional storage and parking facilities. The fully enclosed rear garden is designed with family life in mind, featuring a large, paved patio area adjoining the property and a generous lawn beyond. The garden provides an excellent space for outdoor dining, entertaining and children's play.

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 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. Waterbeach is well connected to Cambridge and the local area via A10/A14, rail links, bus links, and there are multiple cycle trails to Cambridge, Ely and St Ives. The established village is benefiting from the investment and new amenities arriving alongside Waterbeach's wider growth, while retaining the character of the original village centre with its green, shops and pubs. Waterbeach Community Primary School serves the village, and Waterbeach sits within the catchment for the popular Cottenham Village College, rated good by Ofsted at its most recent inspection. The property itself is within walking distance to Waterbeach train station.

Tenure
Freehold

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

Statutory Authorities
South Cambridgeshire District Council
Council tax band-F

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

Agents Note
The property benefits from an LABC building warranty, with approximately three years remaining, providing additional peace of mind for the purchaser.

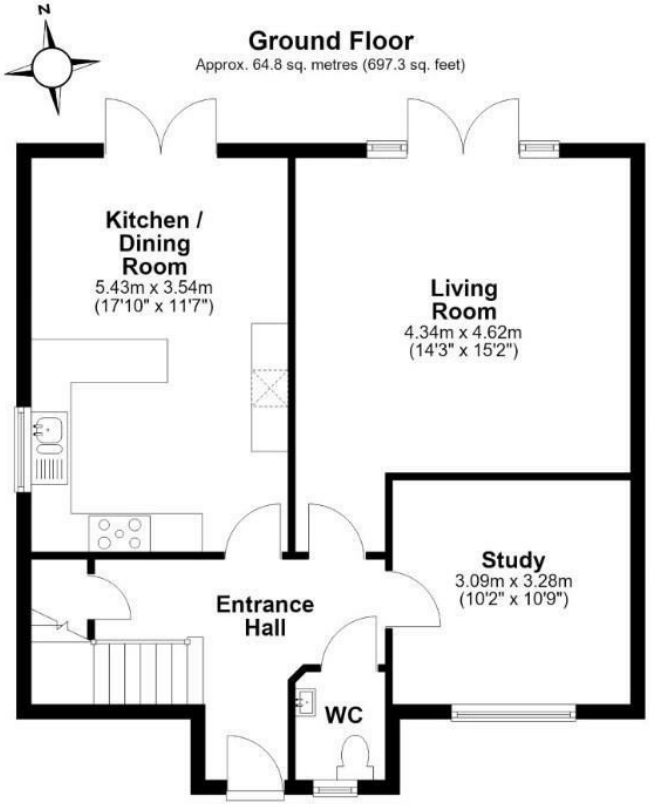






Ground Floor

Approx. 64.8 sq. metres (697.3 sq. feet)



First Floor

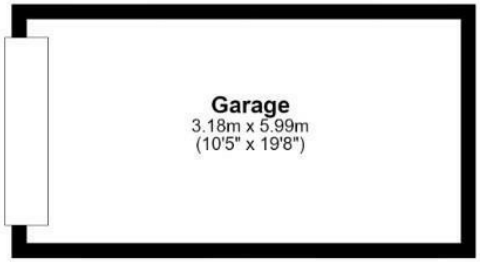
Approx. 66.2 sq. metres (712.7 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

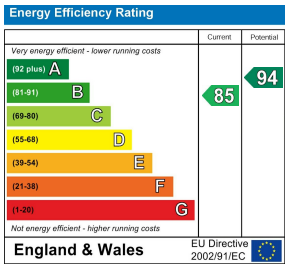
Plus garages, approx. 19.0 sq. metres (205.0 sq. feet)



Main area: Approx. 131.0 sq. metres (1410.0 sq. feet)

Plus garages, approx. 19.0 sq. metres (205.0 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
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.















