

69 Vicarage Close, Waterbeach, Cambridge, CB25 9QG

Guide Price £550,000 Freehold

REDMAYNE ARNOLD & HARRIS

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SITUATED WITHIN THIS QUIET CUL-DE-SAC, CONVENIENTLY POSITIONED WITHIN EASY REACH OF THE HIGH STREET AND ITS RANGE OF AMENITIES, THIS ATTRACTIVE DETACHED FOUR-BEDROOM FAMILY HOME IS OFFERED TO THE MARKET WITH THE BENEFIT OF NO ONWARD CHAIN.

- No onward chain
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- Constructed in 1995
- Double garage and driveway parking
- EPC-C / 75
- Detached house
- 1281.1 sq ft / 119.1 sq m
- Gas fired central heating to radiators
- 0.10 acre plot
- Council tax band-E

Occupying a generous corner plot extending to approximately 0.10 of an acre, the property provides well-proportioned accommodation arranged over two floors, extending to approximately 1,281.6 sq ft (119.1 sq m).

The ground floor accommodation is approached via a spacious entrance hall with stairs rising to the first floor and useful storage space beneath. There are three reception rooms, comprising a generous double aspect lounge which flows through to the dining room, together with a separate study, providing an ideal space for home working. The kitchen/breakfast room offers a comprehensive range of eye and base-level storage units and provides access through to a separate utility room, which benefits independent access to the rear garden.

To the first floor are four well-proportioned bedrooms, all of which benefit from built-in wardrobes. The master bedroom enjoys the additional benefit of an en-suite shower room, whilst the remaining three bedrooms are served by a family bathroom fitted with a bath.

Externally, the property occupies an appealing corner position with a detached double garage beneath a pitched tiled roof, incorporating two up-and-over doors and benefiting from power and lighting. There are two parking spaces directly in front of the garage, with further off-road parking available to the side via a gravel driveway.

The fully enclosed rear garden is predominantly laid to lawn and complemented by established herbaceous borders. There are several seating areas, including a patio beneath a pergola, together with a further paved patio area accessed directly from the utility room.

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. The property is expected to be around a five-minute walk from the new train station, which is currently under construction and scheduled for completion in 2028. 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-E

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



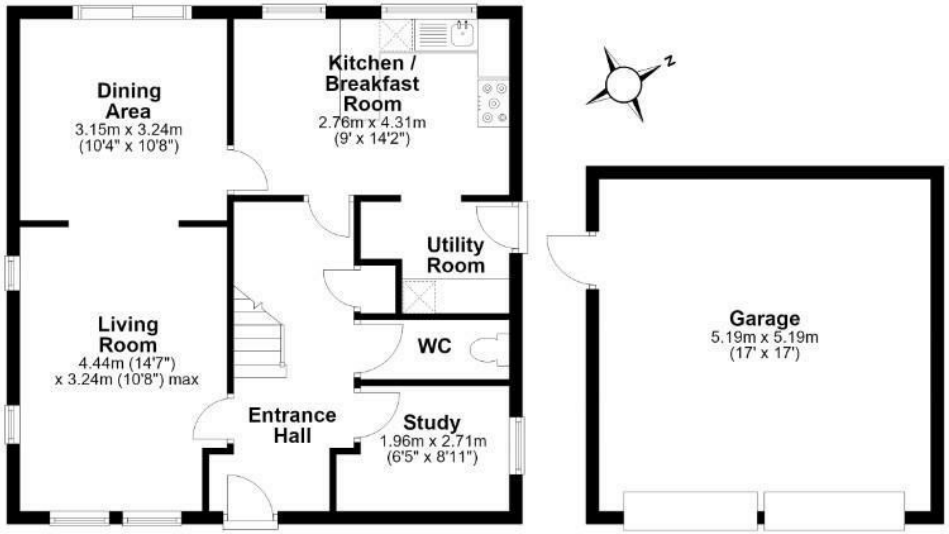




Ground Floor

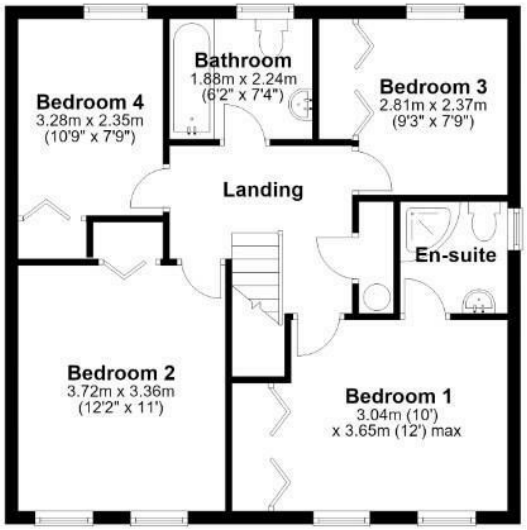
Main area: approx. 58.8 sq. metres (633.2 sq. feet)

Plus garages, approx. 26.9 sq. metres (289.9 sq. feet)



First Floor

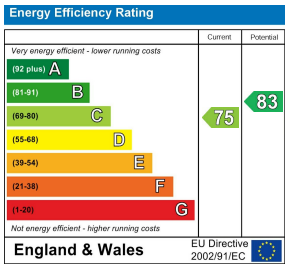
Approx. 60.2 sq. metres (648.3 sq. feet)



Main area: Approx. 119.1 sq. metres (1281.6 sq. feet)

Plus garages, approx. 26.9 sq. metres (289.9 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.















