



A superb and well-proportioned, four bedroom family home situated within the popular Beach Gardens development, in the centre of this popular village.

In brief

Cambridge 6 miles, Ely 11 miles, A14 4 miles,
Cambridge Science Park 4 miles,
Waterbeach Railway Station 1 mile.
(Distances are approximate).

Gross Internal Area:
1,557 sq ft/144 sq m

**3 MASON ROAD, WATERBEACH, CAMBRIDGE,
CB25 9GS**
£545,000 (GUIDE PRICE)

Property Summary

- Ground Floor: Entrance Hall, Kitchen/Family Room, Living/Dining Room, Study, Utility, cloakroom.
- First Floor: Master Bedroom with En Suite Shower Room, 3 Further Bedrooms, Family Bathroom.

Situation

This development is situated in the popular village of Waterbeach, approximately six miles north of Cambridge.

Beach Gardens offers excellent transport links, with easy access to the A10, A14 and M11 roadways and also Waterbeach railway station, with direct services to Cambridge North (approx 5 minutes) and on to Central Cambridge Station (approx 10 minutes) which has a connection into London King's Cross within approximately 50 minutes.

The development is situated near to many local amenities such as the local village stores, pubs and post office in the village, with a Tesco superstore at Milton.

Offering a multitude of open spaces, sports pitches and a children's play area this village really does have everything you need on your doorstep. Surrounding areas offer a variety of walks including footpaths along the River Cam and Milton Country Park to the south.

For families, the well regarded Waterbeach Community Primary School is situated on the High Street, with secondary education available at Cottenham Village College.

Description

Providing 1,557sqft of accommodation and featuring a generous garden, single garage and driveway for two cars.

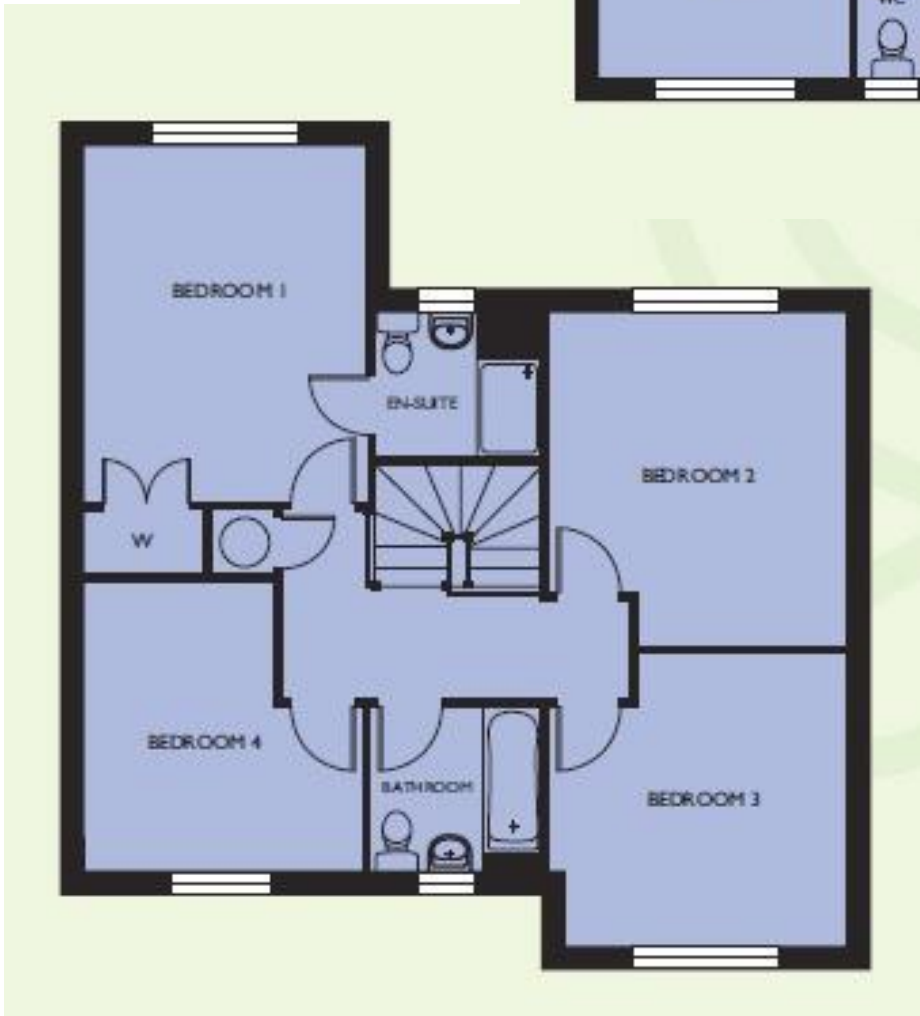
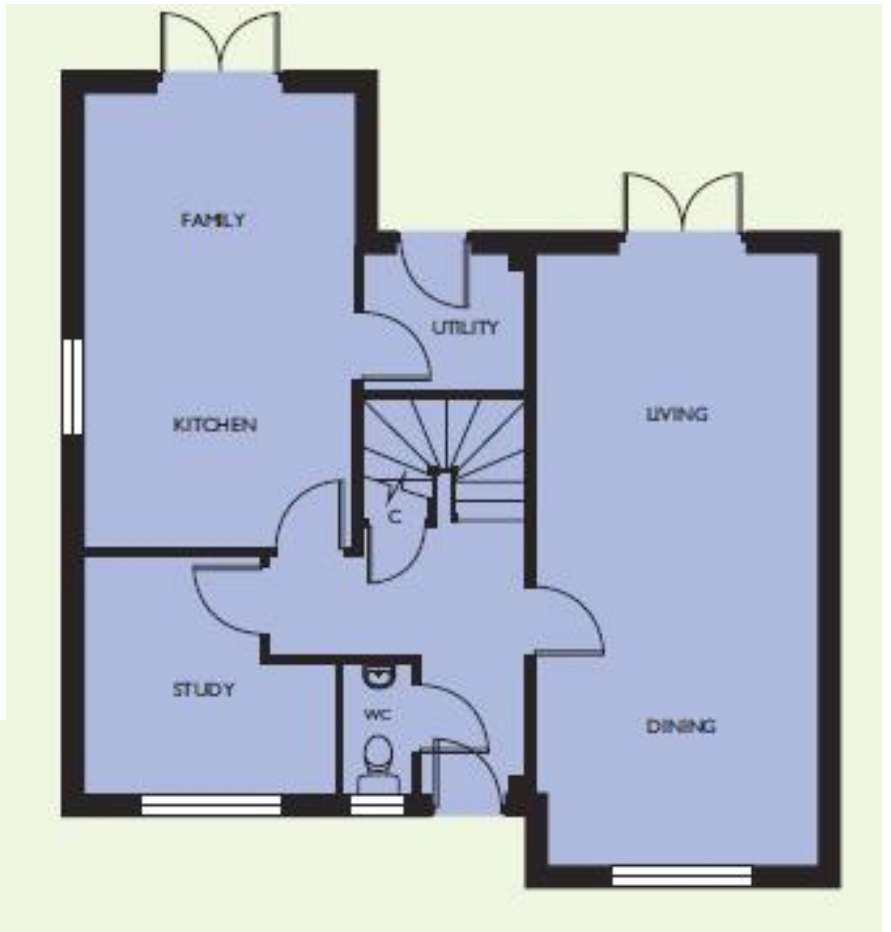
The Peony offers four generous bedrooms, with an en suite bathroom to the master bedroom, a single garage and a driveway for two cars.

Upon entering the property, you will find the spacious kitchen/family room with integrated appliances, double doors leading out to the rear garden and a handy separate utility room. Across the hallway, the property boasts a large open plan living/dining room, again leading out onto the generous rear garden, and also a separate study and cloakroom on the ground floor.



Property Highlights

- Four generous bedrooms
- En suite bathroom to the master bedroom
- Separate utility room and cloakroom
- Separate study
- Fitted kitchen with integrated appliances
- Close to local transport links such as the A10, A14, M11, Guided Busway and Cambridge Railway Stations
- Easy access to Cambridge Science Park and Business Park
- Sought after location
- 10 Year NHBC Warranty



Living/Dining	7600 x 3500	24'11" x 11'6"
Study	3125 (max) x 2925	10'3" (max) x 9'7"
Kitchen/Family	5650 x 3325	18'6" x 10'11"
Utility Room	2025 x 1650	6'8" x 5'5"
Bedroom 1	4275 x 3325	14'0" x 10'11"
Bedroom 2	4000 (max) x 3575 (max)	13'1" (max) x 11'9" (max)
Bedroom 3	3575 (max) x 3500 (max)	11'9" (max) x 11'6" (max)
Bedroom 4	3475 (max) x 3325 (max)	11'5" (max) x 10'11" (max)

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Cambridge New Homes
01223 841842
cambridgenewhomes@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

Mains water, electricity, gas and drainage are connected.

Management Charge

£199.17 pa

Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating B

Important Notice

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Beach Gardens

