



TuckerGardner

Heron Walk, Waterbeach, Cambridge, CB25 9BZ

Guide Price £335,000



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An immaculately presented, three bedroom, semi-detached house with low maintenance garden, off-road parking and garage, located within a quiet cul-de-sac. Heron Walk is a quiet residential area, off Bannold Road, situated in the heart of the village with easy access to village amenities, the A10 and Mainline Railway Station.

The property was built in 2010 and has two years remaining on the NHBC Warranty, measuring just under 920 sq ft and comprising of a wide entrance hall, which lets in a good level of natural light and stairs leading to the first floor. The dual aspect kitchen/dining room has Amtico flooring, a range of base and eye-level storage cupboards and drawers, a Neff oven with five-ring gas hob with extractor hood above, integrated fridge and dishwasher, stainless steel sink unit with mixer tap and tiled splashbacks, space for a large dining table and chairs, window to the front aspect and French doors opening to the rear garden. There is a utility room with base and eye-level storage, integrated freezer, space for appliances and door to the rear garden. The triple aspect living room is a good size and includes a media panel, offering multi-room Sky points.

The first floor comprises of a landing with large storage cupboard and three bedrooms, all of which are doubles. The master bedroom has an en suite shower room with enclosed shower cubicle, WC and washhand basin. The family bathroom has a white suite including washhand basin, WC and panelled bath with Power Shower over.

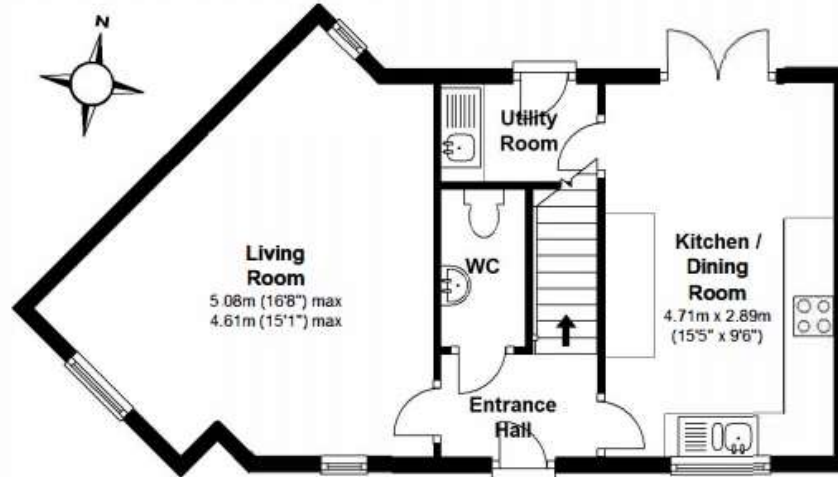
Outside, the property is set back from the road behind low wrought-iron railings. The front garden is mainly laid to lawn with a stocked shrub bed and block paved pathway leading to the entrance. A driveway provides off-road parking for two vehicles, leading to the spacious garage with power and eaves storage. The enclosed rear garden is laid predominantly to lawn with a patio area and gate to the side.

Waterbeach is a noted 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 the villages of Fen Ditton and Horningsea, or more speedily via the A10. The village enjoys excellent facilities and there is good local shopping in the centre. There is a good bus service and the Railway Station is a most useful asset to the village.



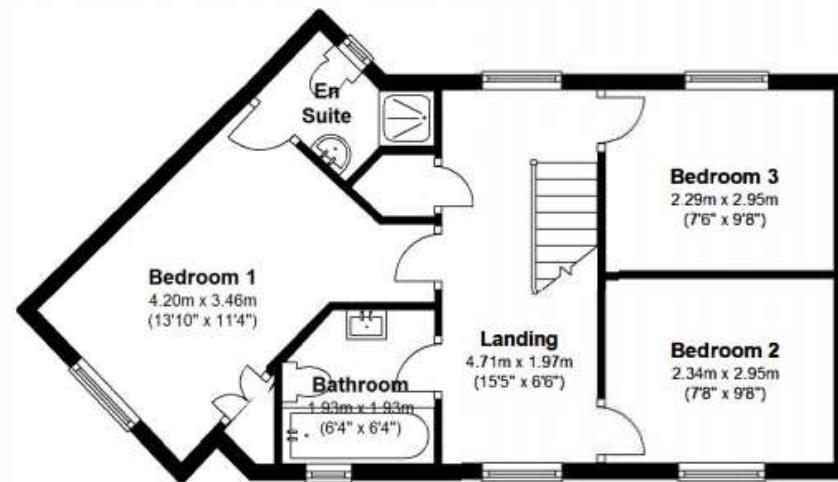
Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 85.3 sq. metres (918.3 sq. feet)

Drawings are for guidance only
Plan produced using The Mobile Agent.



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Viewing arrangement by appointment 01223 470099

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. **Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.**

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