



Radcliffe and Rust are delighted to offer, for sale, this three bedroom detached family home, ideally situated within the popular Watermead development in the well-served village of Bar Hill, approximately 6 miles north-west of Cambridge City Centre. The property is within easy walking distance of a wide range of everyday amenities, including Tesco Extra with pharmacy, café and petrol station, Bar Hill Primary School, the village library, local shops and recreation grounds, making it an excellent choice for families. Bar Hill Golf Club is approximately 1 mile away, whilst the surrounding countryside offers plenty of opportunities for walking and outdoor recreation. The A14 is less than 1 mile from the property, providing excellent road links to the M11, Huntingdon, Newmarket and the wider road network, while Cambridge North Railway Station is approximately 5.5 miles away, offering fast services into London. Combining the convenience of a thriving village with excellent transport connections and easy access to Cambridge, Watermead is a highly desirable location for families and professionals alike.

You approach the property via a block paved driveway with an area of front lawn and a covered entrance porch providing shelter as you arrive home. Entering the property, you are welcomed into a bright entrance hallway finished with attractive patterned floor tiles in soft neutral tones. The tiles continue the same design theme found in the conservatory, creating a lovely sense of continuity throughout the ground floor whilst using a contrasting colour palette. The hallway provides access to the principal ground floor rooms before continuing through to both the kitchen and dining room.

Located further along the hallway is the kitchen. This bright and practical space features light grey gloss wall and base units, contrasting dark grey worktops and neutral tiled splashbacks, creating a contemporary finish. A grey sink sits beneath the front-facing window overlooking the driveway and there is an excellent amount of worktop preparation space and storage. Integrated appliances include a gas hob with stainless steel extractor hood above, electric oven, washer/dryer, full height fridge and undercounter freezer. The recently installed combi boiler is also neatly positioned within the kitchen.

Adjacent to the kitchen is the dining room. This versatile reception room benefits from attractive wood effect flooring, neutral décor and a large window overlooking the front of the property which allows plenty of natural light to fill the room. There is ample space for a family dining table and chairs whilst still offering flexibility to incorporate a home office or reading area if desired.

The living room is located at the rear of the property and is a fantastic space for relaxing or entertaining. This generous room benefits from soft neutral carpeting, light coloured walls and an attractive feature fireplace creating a natural focal point. There is ample room for a range of sofas and additional furniture whilst remaining wonderfully bright thanks to the glazed double doors leading into the conservatory. The staircase to the first floor rises from one corner of the living room, helping to create a sociable yet well-designed layout.

The conservatory provides a superb additional reception room which significantly enhances the ground floor accommodation. Constructed with exposed brick walls, attractive wood effect window frames and decorative patterned tiled flooring in complementary tones to the hallway, this versatile room enjoys views across the rear garden from multiple windows. French doors open directly onto the patio making this an excellent space for entertaining throughout the warmer months or simply enjoying the garden all year round.

The first floor comprises three bedrooms and the family bathroom.

Bedroom one is positioned at the rear of the property and is a comfortable double bedroom with attractive wood effect flooring, neutral décor and ample space for a double bed alongside wardrobes and additional bedroom furniture. The rear-facing window enjoys pleasant views over the garden.

Bedroom two is another well-proportioned bedroom overlooking the front of the property. Also benefiting from wood effect flooring and neutral decoration, this room offers excellent flexibility as either a spacious single bedroom, guest room or another comfortable double depending on individual requirements.

Bedroom three is currently utilised as a home library and study. Fitted with extensive bespoke shelving along two walls, this room demonstrates how easily the space lends itself to home working or hobbies, although it would equally make an ideal nursery or single bedroom.

The family bathroom has been finished to a high standard and features large format grey marble effect wall tiles creating a luxurious contemporary feel. The suite comprises a curved glass shower enclosure with chrome fittings, concealed cistern W.C. with integrated storage, vanity wash hand basin with cupboard beneath and contrasting dark worktop. A striking decorative tiled feature mural provides a unique focal point, whilst the frosted window allows plenty of natural light into the room whilst maintaining privacy.

Outside, the enclosed rear garden offers an excellent balance of patio and lawn. Directly outside the conservatory is a paved seating area providing plenty of space for outdoor dining and entertaining. The remainder of the garden is mainly laid to lawn with a timber shed providing valuable external storage. There is also ample space for planters and additional landscaping should the new owner wish to personalise the garden further. A side access gate provides convenient access back to the front of the property.

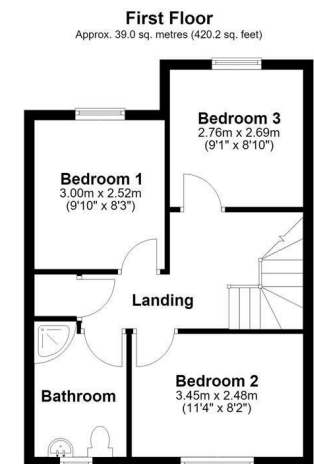
A further benefit, is the fully boarded loft providing excellent additional storage space.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Tenure: Freehold
Council tax: Band C
Combi Boiler fitted 2024
Triple Glazing fitted 2024, whilst the conservatory remains double glazed
Smart meter fitted





Total area: approx. 92.9 sq. metres (1000.2 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(12 plus) A	82
(91-91) B	
(89-88) C	
(55-66) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

