

Hop Bine Drive, Waterbeach, CB25 9RF

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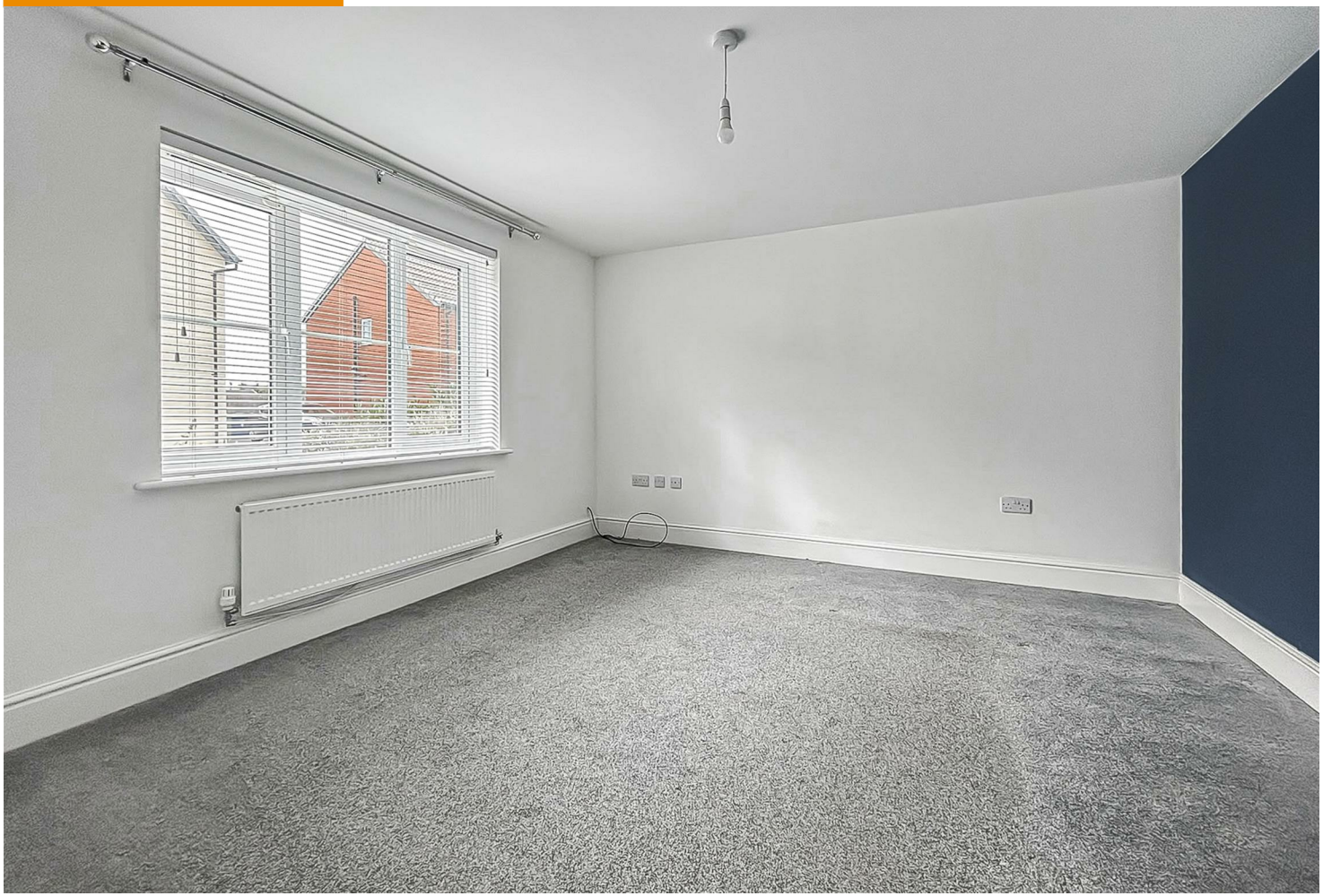
Hop Bine Drive

Waterbeach,
CB25 9RF

3 2 1

£425,000

A well presented three bedroom detached property extending to approximately 977sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles as well as a garage and a generous rear garden. Hop Bine Drive is located close to local amenities and transport links.











LOCATION

Hop Bine Drive is situated within the popular village of Waterbeach, approximately six miles north of Cambridge, offering an excellent balance of village life and convenient city access. The village provides a good range of everyday amenities, including local shops, public houses, cafés, recreational facilities and a primary school. The nearby Waterbeach railway station provides direct services to Cambridge and London, while the A10 is readily accessible, linking efficiently with the A14 and wider road network. Cambridge Science Park and Cambridge North are also within easy reach, making the area particularly attractive to commuters.

FRONT DOOR
leading into:

ENTRANCE HALL
with wood effect laminate flooring, radiator, upvc double glazed window overlooking the side of the property, downlight, understairs storage cupboard, fuse box, access into various rooms including:

SITTING ROOM
carpeted, upvc double glazed windows overlooking the front of the property, radiator, downlight.

DOWNSTAIRS W C
with wood effect laminate flooring, low level w.c., wash hand basin with tiled splashback, radiator, downlight, extractor fan.

KITCHEN/DINING ROOM
Kitchen with a range of floor and wall units, wood effect laminate worktop, sink and drainer with mixer tap, integrated appliances including Electrolux oven with 4 ring gas hob, stainless steel splashback and extractor fan, fridge/freezer, space and plumbing for washing machine, upvc double glazed window overlooking the rear garden, radiator, LED spotlights. Dining Room with wood effect laminate flooring, downlight, upvc double glazed French doors leading out onto the rear garden.

UTILITY ROOM
with wood effect laminate flooring, a range of floor and wall units with laminate wood effect worktop, cupboard housing Logic Ideal Combi boiler, space and plumbing for washing machine, upvc door out onto side of the property, downlight and extractor fan.

ON THE FIRST FLOOR

LANDING
carpeted, downlight, door into storage cupboard, access into loft space and various rooms including:

PRINCIPAL BEDROOM
carpeted, upvc double glazed window overlooking the front of the property, radiator, downlight, door into:

ENSUITE SHOWER ROOM
three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin, heated towel rail, laminate tile effect flooring, downlight, extractor fan, upvc double glazed frosted window overlooking the front of the property.

BEDROOM 2
carpeted, upvc double glazed window overlooking the rear garden, radiator, downlight.

BEDROOM 3
carpeted, upvc window overlooking the rear garden, radiator, downlight.

FAMILY BATHROOM
three piece suite comprising of bath with shower over which is tiled, low level w.c., wash hand basin with tiled splashback, laminate tile effect flooring, radiator, upvc double glazed frosted window overlooking the side of the property, downlight, extractor fan.

OUTSIDE
The property is approached via pathway leading to upvc double glazed front door and borders containing a variety of shrubs and hedging, off-road parking for multiple vehicles with Garage beyond, electric car charging point, side gate into the rear garden and side gate into property.

Rear garden with terrace area perfect for outside seating and al fresco dining. The rear garden is predominantly laid to lawn with raised bed borders containing a variety of shrubs, further paved area for bin storage, side gate access, outside water tap.

AGENTS NOTE
There is a communal maintenance charge £224 per annum.



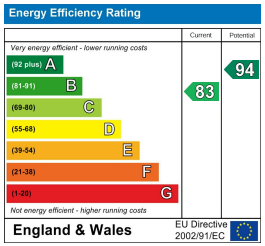








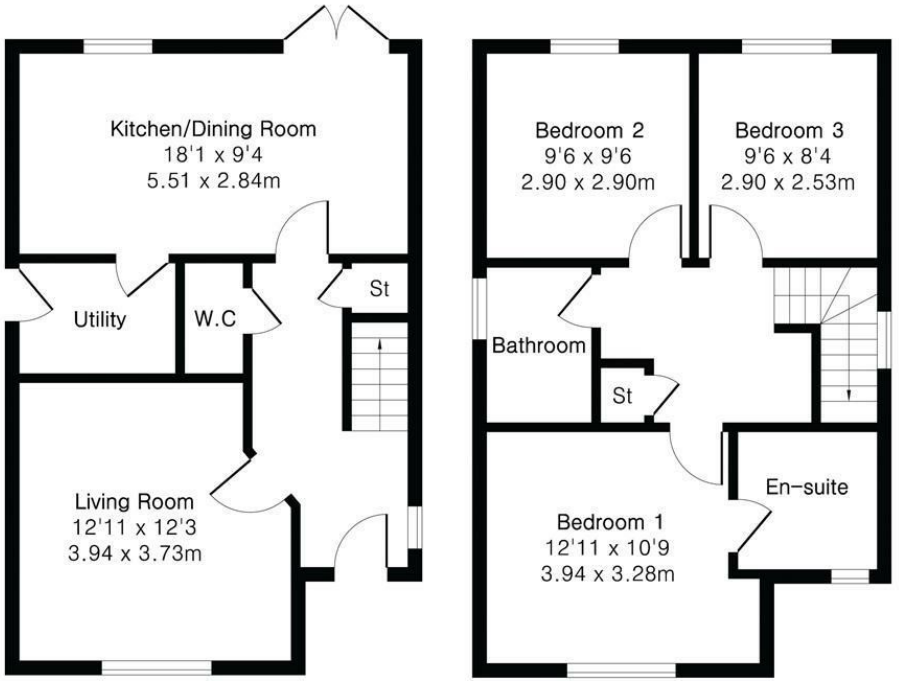




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Tenure - Freehold
Council Tax Band - D
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 977 sq ft - 91 sq m

Ground Floor Area 487 sq ft – 45 sq m
First Floor Area 490 sq ft – 46 sq m



PINKPLAN

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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