

**Viewing Is Simply A
Must!**

Vicarage Close

Waterbeach

Cambridge

Guide Price £600,000

Freehold

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Ref: HRT011719671



A wonderful opportunity to own this extended four bedroom, detached family home with a double garage and impeccable views of the open fields, set in a corner position in a peaceful cul-de-sac.

- **Four Bedrooms**
- **Detached House**
- **Private Open Field Views**
- **Contemporary Kitchen**
- **Spacious Accommodation**
- **Underfloor Heating**
- **Double Garage**
- **Bike Store**



Entrance Hall

Tiled flooring with a built in storage cupboard and shelving, inset spot lights, double glazed windows and an obscure UPVC entrance door to the front aspect.

Study 2.12m x 3.14m

This room, which is currently utilised as a home salon, has plumbing with water supplied from the downstairs WC, wood flooring with numerous electrical sockets.

Downstairs WC

Two piece suite contains a low level WC with wash hand basin, wood flooring and an obscure window.

Living Room 5.03m x 3.34m

Bay fronted windows with single and double radiators. Neutrally furnished with white wash walls, includes wonderfully placed French doors which leads into the dining room.

Kitchen 5.23m x 3.13m

Contemporary with a comprehensive range of fitted units from base to eye level including integrated appliances; double fridge freezer, Bosch dishwasher, double hob and oven, extractor fan over, sink with mixer tap, a range of self-closing doors and drawers with remote controlled, changeable LED lighting under units, wood effect flooring with underfloor heating.

Utility Room 1.92m x 1.89m

Wall mounted work surface with space and plumbing for white goods under, Valiant boiler and UPVC door to the side.

Dining Room 5.91m x 2.43m

Continuation of underfloor heating, Velux skylight windows and double glazed window to the rear aspect, with spot lights and bi-folding doors to the rear and side, providing an impeccable view of the rear landscape which extends outwards to the open fields.

Landing

Leads to all principle rooms on the ground floor and conveniently includes storage cupboards with wall mounted shelving units, one of which houses the Megaflo hot water tank. Neutral carpet with white wash walls, double glazed window to front aspect and loft access.

Master Bedroom 5.3m x 3.07m max

Double bedroom includes ample built in storage with double glazed windows to the rear aspect and radiator under.

Ensuite

Tiled flooring with shower cubicle, WC and wash hand basin with obscure UPVC window.

Bedroom Two 3.72m x 3.20m

Double bedroom contains wood flooring and a generous walk in wardrobe.

Bedroom Three 2.97m x 3.36m

Includes built in storage with wood flooring and single radiator with UPVC window overlooking the rear, providing wonderful views of the rear landscape.

Bedroom Four 2.46m x 2.02m

Double glazed window and blinds with single radiator under.

Study 2.38m x 3.17m

Single radiator and double glazed window overlooking the front.

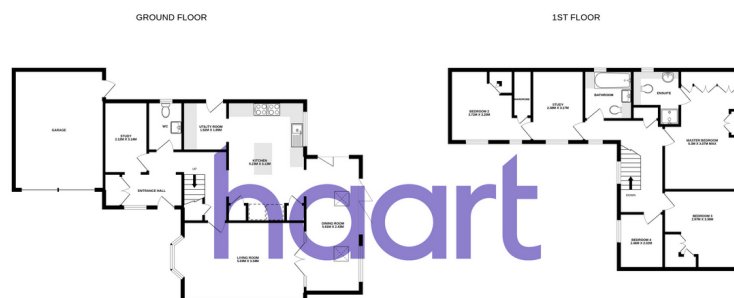
Rear Garden

Mainly laid to lawn surrounded by established trees and greenery, with impeccable views extended across open field, decking with inset spot lights, a large hot tub, outdoor power supply, a large shed, a bike store with space to accommodate bin storage, private gated access which leads to the driveway, double garage and utility room. Double garage has two up and over doors, one of which is electrically operated.

Agents Note

Council tax band: F

Local authority: South Cambridgeshire



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The furniture, fixtures and appliances shown here are not intended and no guarantee is given for their suitability or efficiency and no guarantee is made with reference to them.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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