



**BANNOLD ROAD, WATERBEACH, CB25**  
**£749,950**

**Carter Jonas**

## BANNOLD ROAD, WATERBEACH. CB25

A four-bedroom detached home, ready to move into, located in the heart of this popular village, on a brand-new exclusive development of just 5 homes.

To the ground floor is a welcoming entrance hall, off which is the spacious open-plan kitchen/living/dining room with bi-fold doors opening onto the garden, perfect for families. The contemporary kitchen features stone worktops, integrated appliances to include full height fridge and freezer, induction hob, double oven and dishwasher. There is a stunning central island which has a breakfast bar, and there is ample storage. Wood effect Karndean flooring has been laid throughout the entirety of the ground floor, offering a warm feel whilst remaining convenient for everyday family life.

With zoned underfloor heating throughout, and using Air Source Heat Pump technology, creating an efficient and future proof home.

There is also a dedicated utility room with space for washing machine and tumble dryer and an external door onto the driveway for convenience and separate spacious study, perfect for those working from home.

The first floor is host to four large double bedrooms all of which have been carpeted, with en-suite to the principal and ample room for wardrobes, and a further spacious family bathroom with bath and shower, as well as basin with vanity unit for added storage.

Outside there is a good-sized rear garden, which is lined with mature trees creating full privacy, as well as a garage with electric up and over door, and off-road parking with EV charging point.

Other specification includes brushed stainless-steel sockets throughout, oak internal doors with stainless steel ironmongery, oak handrails to stairs and an intruder alarm fitted to each property.

**THIS FOUR BEDROOM DETACHED HOME HAS BEEN THOUGHTFULLY DESIGNED AND EXECUTED TO AN EXCELLENT STANDARD BY ARTISAN HOMES.**



### AMENITIES

- Garage with Electric Door & EV Charger
- Open Plan Kitchen/Dining/ Living Area
- Separate Utility Room
- Dedicated Study
- Bedroom One with Ensuite
- Air Source Heat Pump & Underfloor Heating to Ground Floor
- Triple Glazed Windows
- EV Charging Point

**TENURE** Freehold

**LOCAL AUTHORITY** South Cambs District Council

**EPC** B

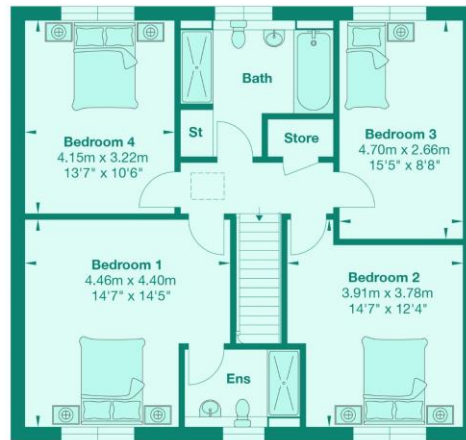


Classification L2 - Business Data

## Waterbeach: Type C



Ground Floor



First Floor

Gross Internal Floor Area : 164.66 m<sup>2</sup> | 1772.38 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Cambridge New Homes 01223 403330

cambridge@carterjonas.co.uk  
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**  
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