



WATER STREET, CHESTERTON, CAMBRIDGE, CB4 1PB

- Cambridge North Train Station - approx. 0.6 mile walk
- Cambridge Science Park - approx. 1.4 miles
- Cambridge City Centre - approx. 2.4 miles

Sought after location • Walking distances to local schools & amenities • River views • Large garden • Off-road parking & garage • EPC rating C

DESCRIPTION

Nestled on the serene Water Street in the vibrant city of Cambridge, this captivating property offers a picturesque retreat with enchanting views of the river and verdant surroundings. Tucked away from the bustle, a stone-paved driveway leads to the entrance door.

Inside, you're welcomed by a generous hallway with wooden flooring, leading to a convenient downstairs toilet with all the essentials. Next to the hallway, a handy under stairs cupboard offers storage space.

The journey continues into the open-plan living room and dining area, where double-glazed windows offer mesmerizing views of the tranquil river. A cozy wood burner adds warmth and character, complemented by wooden flooring throughout. A door leads to the utility room, equipped with everything you need for practical living.

The kitchen/dining area, fitted with modern appliances and French doors which connect indoor and outdoor living, providing easy access to the garden oasis.

The first floor, wooden flooring guides you to three inviting bedrooms, which offer lovely view of both the River Cam and the garden. The family bathroom provides a serene retreat with all the necessities.

A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED HOME LOCATED IN A SOUGHT-AFTER LOCATION WITH STUNNING VIEWS OF THE RIVER CAM & STOURBRIDGE COMMON.



The second floor which leads to the master bedroom retreat. Two double-glazed Velux windows frame captivating views, while storage in the eaves provides practicality. An ensuite offers convenience with all the essentials.

OUTSIDE

A generous rear garden awaits, enclosed by wooden fence panels with herbaceous borders and mature trees, offering privacy and tranquillity. A charming Wendy house, greenhouse, small pond, and timber-framed shed enhance the outdoor experience. Access to the garden is facilitated by a side gate from the driveway. Completing this remarkable property is a single-car garage with additional storage space and direct access to the garden.

LOCATION

Chesterton is conveniently situated just to the north west of Cambridge and offers an excellent range of local facilities, including a good variety of shops. Water Street lies on the south side of the village, with stunning views over the River Cam and Stourbridge Common. Cambridge city centre, is within about 1.5 miles and can be accessed by foot or bicycle alongside the river and over Stourbridge Common and Midsummer Common.

ADDITIONAL INFORMATION

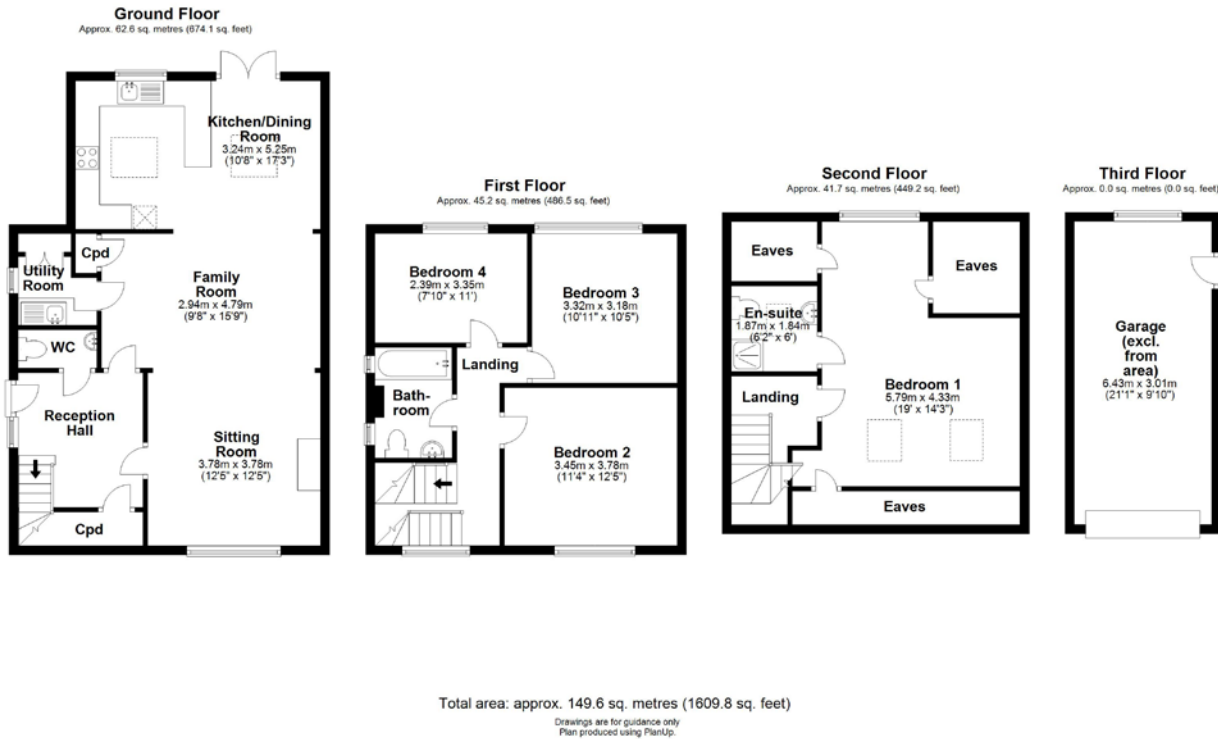
Tenure: Freehold

Services: All mains services connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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