



**DIMMOCK ROAD, WATERBEACH, CB25**  
£720,000

**Carter Jonas**

## 13 DIMMOCK ROAD, WATERBEACH, CB25

A brand new four-bedroom detached house in the highly regarded village of Waterbeach. Comprising open-plan kitchen/family room, dedicated study and generous bedrooms, two of which have an en-suite. This family home also benefits from garage and driveway.

The last remaining home on this exciting new development, is an individually designed four-bedroom detached house with single garage and solar panels.

The property has been built with high specification throughout and comprises entrance hall, dedicated study, separate living room with French doors leading onto rear garden and open-plan kitchen/dining room with contemporary cashmere kitchen to include integrated Zanussi appliances. The practical utility room also benefits from integrated washing machine and a useful back door.

Upstairs there is a spacious landing, off which are four generous double bedrooms, the largest two enjoying fitted wardrobes and en-suite. The family bathroom accommodates bedrooms 3 & 4 with bath.

Outside, the property benefits from a generous garden and single garage.

Field End Gardens is a small development of 2-, 3- & 4-Bedroom Homes located in the sought-after village of Waterbeach, Cambridgeshire. The popular village of Waterbeach lies just six miles north of the University City of Cambridge.

### AMENITIES

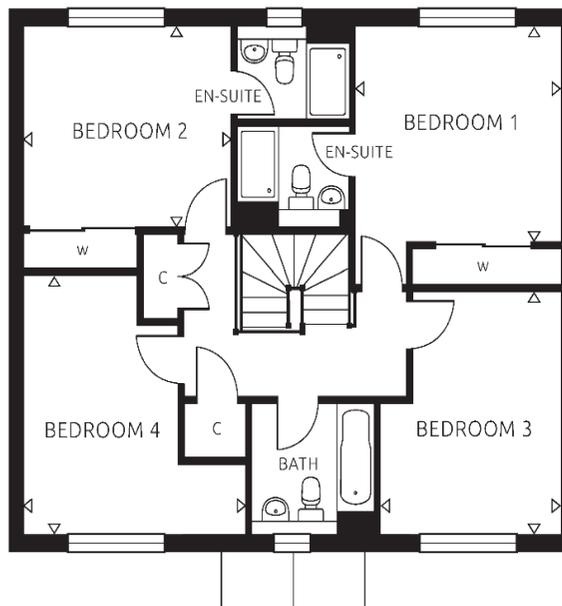
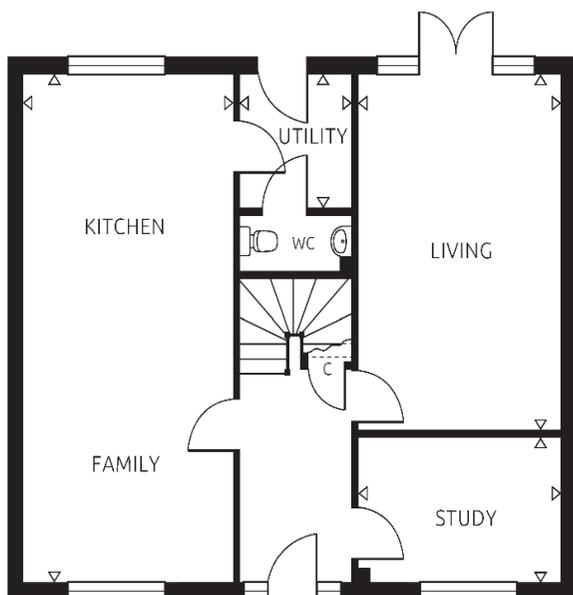
- Individually Designed 4 Bedroom Home
- Popular Village Location
- Solar Panels
- Four Generous Bedrooms
- Open-Plan Kitchen/Dining Room
- Dedicated Study
- Utility Room
- Single Garage
- Private Driveway
- 10 Year NHBC Warranty
- Predicted EPC Rating – B
- Annual Service Charge of £330p/a

**A BRAND NEW FOUR BEDROOM DETACHED HOUSE IN THE HIGHLY REGARDED VILLAGE OF WATERBEACH. COMPRISING OPEN-PLAN KITCHEN/FAMILY ROOM, DEDICATED STUDY AND GENEROUS BEDROOMS, BUILT BY MATTHEW HOMES.**





PLEASE NOTE: External images are computer generated and internal photographs are of a former Matthew Homes Show Home.



**Living Room**  
18'7" x 12'3"  
5659 x 3724mm

**Study**  
12'3" x 7'9"  
3724 x 2350mm

**Kitchen/Family Room**  
26'7" x 12'7"  
8109 x 3836mm

**Utility Room**  
6'11" x 6'11"  
2100 x 2098mm

**Bedroom 1**  
12'5" x 11'5" (min)  
3787 x 3472mm (min)

**Bedroom 2**  
12'6" x 10'6"  
3811 x 3200mm

**Bedroom 3**  
12'8" (max) x 10'9" (max)  
3856 (max) x 3289mm (max)

**Bedroom 4**  
13'7" (max) x 13'5" (max)  
4128 (max) x 4100mm (max)

### Cambridge New Homes

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