



Payton Way, Waterbeach, CB25 9NS

**CHEFFINS**

# Payton Way

Waterbeach,  
CB25 9NS

- No Upward Chain
- Link Detached Three Bedroom Home
- Driveway Parking and Garage
- Fantastic Potential for Extension (STPP)
- Generous and Secluded Gardens

An exciting opportunity to acquire a three bedroom link detached home with generous and secluded gardens offering fantastic potential for extension (STPP). The accommodation extends to approximately 951 sq. ft. arranged over two floors with the added benefit of driveway parking leading to the garage.



**Guide Price £425,000**





## LOCATION

Waterbeach boasts excellent transport links and a range of amenities, making it an ideal residential choice. Situated just north of Cambridge, the village enjoys proximity to major roadways, including the A10 and A14, facilitating convenient travel to surrounding areas. The Waterbeach railway station connects residents to Cambridge in under 10 minutes and London in approximately one hour, enhancing commuting options. The village is complemented by a selection of shops, schools, and recreational spaces, contributing to a well-rounded community lifestyle. With its strategic location and well-developed infrastructure, Waterbeach combines accessibility and local services to offer residents a comfortable and connected living experience.

**COVERED ENTRANCE PORCH**

with panelled glazed entrance door leading into:

**ENTRANCE HALLWAY**

with wood effect flooring, stairs rising to first floor accommodation, double panelled radiator, set of built-in cupboards with doors leading into respective rooms.

**CLOAKROOM**

with continuation of wood effect flooring, open coat store and opening to main cloakroom comprising of a two piece with low level wc., with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, wood effect flooring, radiator, tiled upstand and double glazed window fitted with privacy glass out onto rear aspect.

**KITCHEN**

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space for cooker, fridge/freezer, space and plumbing for washing machine and dishwasher, tiled upstand and tiled splashback, tiled flooring, LED downlighters, double glazed windows to both front and side aspects.

**OPEN PLAN LIVING/DINING ROOM**

with coved ceiling, radiators, double glazed windows to front aspect, set of double glazed sliding doors leading out onto:

**CONSERVATORY**

with tiled flooring, power points and a collection of double glazed windows and set of double glazed French doors overlooking and leading out to the garden.

**ON THE FIRST FLOOR****LANDING**

with loft access, airing cupboard with fitted timber shelving and hot water cylinder, double glazed window overlooking garden, doors leading into respective rooms.

**PRINCIPAL BEDROOM**

with an array of built-in wardrobes and cupboards, double panelled radiator, double glazed window to front aspect.

**BEDROOM 2**

with double panelled radiator, double glazed window overlooking garden.

**BEDROOM 3**

with exposed timber flooring, built-in wardrobes, double panelled radiator, double glazed window to front aspect.

**FAMILY BATHROOM**

comprising of a three piece suite with combined shower and bath with wall mounted shower head, separate hot and cold taps, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, tiled surround, double panelled radiator, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

**OUTSIDE**

To the front the property is approached off Payton Way via a dropped kerb leading onto a concrete driveway with enough parking for multiple vehicles and the front garden is principally laid to lawn with a number of mature

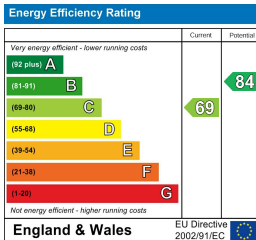
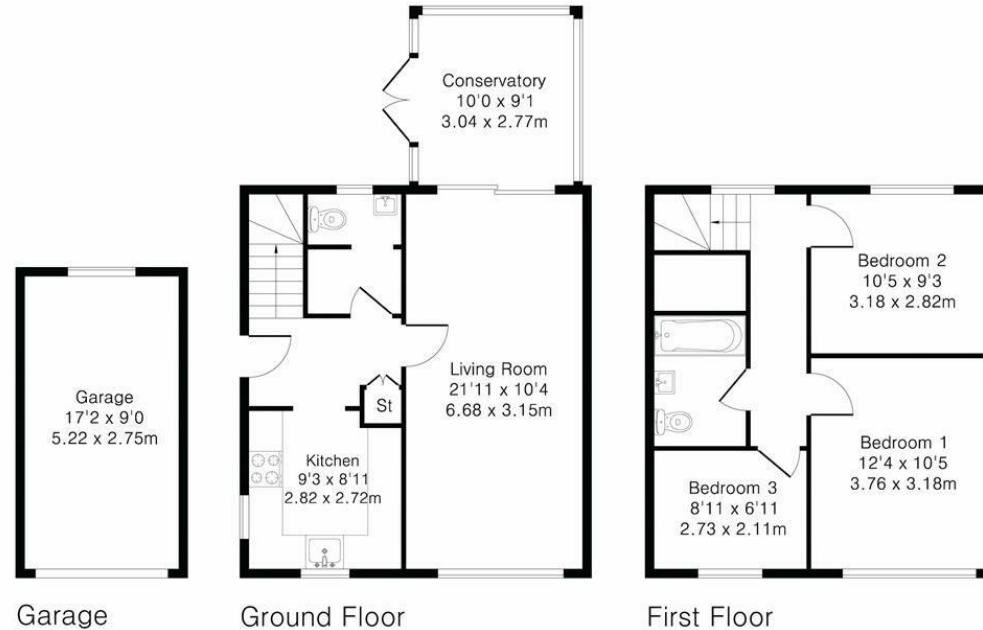
trees and shrubs as well as a low box hedging enclosing the front garden.

To the rear of the property is a rather extensive garden principally laid to lawn with a paved patio area led directly off the rear part of the property, surrounding the main lawned area is well stocked bedding full of mature shrubs, trees and plants as well as on the other side of the lawned area a timber gate leads to the very rear section of the garden where there is a further lawned area as well as a hardstanding for a large greenhouse. A paved area also in front of a large timber storage shed and there are further areas such as a sectioned off compost heap. Adjoining the house is a covered side access gate which also leads through to the brick built GARAGE with up and over door and is fitted with power and lighting.





Approximate Gross Internal Area 951 sq ft – 89 sq m  
 Ground Floor Area 523 sq ft – 49 sq m  
 First Floor Area 428 sq ft – 40 sq m  
 Garage Area 155 sq ft – 14 sq m



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Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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