



Wheatsheaf Way, Waterbeach Cambridge
£330,000 **Freehold**

**Sharman
Quinney**

Key Features



- Semi detached property
- Two bedrooms
- Spacious lounge
- Downstairs wc
- Private rear garden

This well-presented home offers bright and comfortable living throughout the property. Upon entry you'll find a spacious lounge filled with natural light. To the rear, the modern kitchen diner comes fully equipped with contemporary appliances and opens out onto the private rear garden-perfect for relaxing and entertaining. A convenient WC completes the ground floor.

Upstairs, you'll find two well-proportioned bedrooms. The main bedroom is fitted with a built-in wardrobe, providing excellent storage space while still leaving room for additional furnishings. The second bedroom also includes a built-in storage unit, making it an ideal child's room, home office, or guest space. Serving this floor is a smart walk-in shower room, designed for both style and practicality.



The property also benefits from an allocated parking space ensuring convenience right on your doorstep,

Ideally positioned close to local amenities, well-regarded schools, and Waterbeach railway station, this home combines village charm with excellent access to Cambridge, the A10, and surrounding areas. A fantastic opportunity for first-time buyers, professionals, or home movers.

Please note we have been advised there is a £16.00 monthly payment to Warwick Estes for the upkeep of green spaces and communal area.

Measurements

Kitchen - 3.72m x 3.44m / 12'2 x 11'1

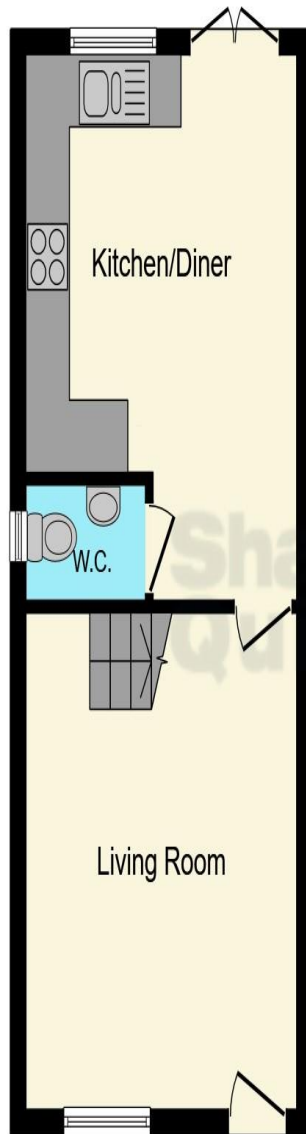
Living room - 4.30m x 3.73m / 14'1 x 12'2

Bedroom one - 3.73m x 3.24m / 12'2 x 10'6

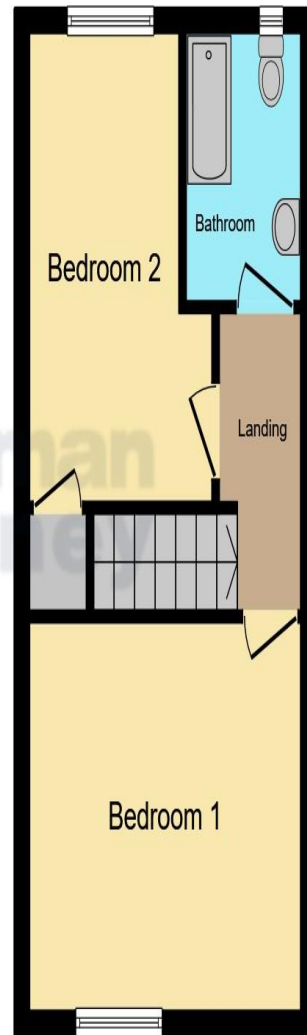
Bedroom two - 3.13m x 2.00m / 10'2 x 6'5

Shower room - 2.20m x 1.68m / 7'2 x 5'5





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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