



2 Anglers Way, Waterbeach, Cambridge, CB25 9RD
Guide Price £585,000 Freehold



rah.co.uk
01223 819300

CONSTRUCTED IN 2017, THIS DETACHED FAMILY HOME OCCUPIES AN ENVIABLE PLOT WITH VIEWS ACROSS THE BALANCING POND TO THE FRONT.

- Detached Home constructed in 2017.
- Five bedrooms, two reception rooms, two bathrooms
- Gas fired central heating.
- Detached single garage and block paved driveway.
- 0.09acre plot.
- EPC rating – 84/B
- Council Tax Band - F

Benefitting from accommodation measuring approximately 129SQM/1390SQFT, this detached five-bedroom home provides cleverly configured living accommodation over two floors.

To the ground floor the property comprises of a spacious entrance hall with a WC adjoining, which in turn leads to two reception rooms which include a spacious living and a separate playroom/home office. The hub of the house is the generous kitchen/dining area which spans the full width of the property and measures 26ft. The shaker style kitchen benefits from ample cupboard space, one and a half bowl sink with drainer and integrated appliances which include a dishwasher, a gas hob, a double oven and a microwave. Completing the ground floor is a utility area directly off the kitchen which has its own independent access onto the driveway. Occupying the utility room is a stainless-steel sink with drainer, cupboard space at eye level and base level and space for both a washing machine and a tumble dryer.

To the first floor, the property comprises of five well proportioned bedrooms and two bathrooms. The master bedroom benefits from an en-suite shower room comprising of a single enclosed shower with featured tiled wall, a low-level WC and a pedestal sink. The family bathroom benefits from a panelled bath with feature tiled splash back, an electric powered shower above the bath, a pedestal sink and a low-level WC.

Externally – To the front and side of the property is a block paved driveway providing parking for several vehicles. Completing the front of the property is herbaceous borders with an array of plants and shrubs and views to the front overlooking a communal area with the beautifully maintained balancing pond.

The block paved driveway leads onto a brick built detached garage with a tiled roof and additional storage internally within the pitch. The rear garden of the property is fully enclosed, predominantly laid to lawn and has a decked seating area to the rear.

Agents note

When the property was constructed in 2017 the property had a 10year NHBC warranty, the warranty expires in 2027. There is an annual service charge within the development of £220 for the upkeep of the communal areas which includes the play park, green areas and the balancing pond. These communal areas are maintained by Encore Estate Management.

Services.

Mains services are connected: mains gas, mains electricity, mains water, mains drainage.

Statutory Authorities.

South Cambridgeshire District Council
Tax band - F

Fixtures and Fittings.

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing.

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 64.3 sq. metres (692.6 sq. feet)



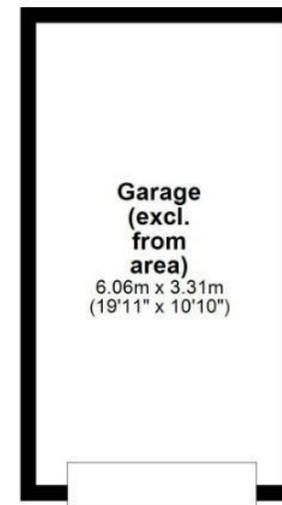
First Floor

Approx. 64.8 sq. metres (697.4 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 129.1 sq. metres (1390.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

