



31 Cattells Lane
Cambridge, CB25 9NH

Guide price £340,000



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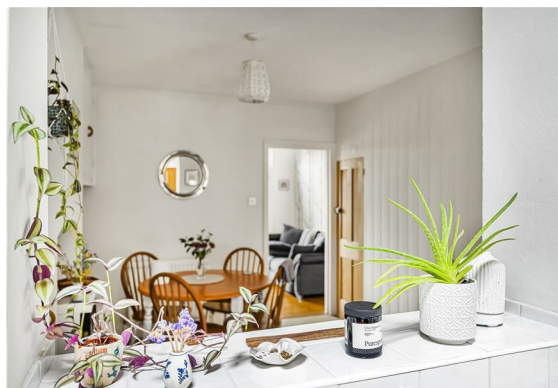
- No onward chain
- Non-estate position
- Off-road parking

An attractive two-bedroom semi-detached period cottage with an enclosed garden and driveway, situated in a non-estate position within walking distance of the local amenities and convenient reach of the train station.

On the ground floor, the accommodation includes a cosy living room with an open fire and window to the front aspect. Leading from the living room is the dining room which is a sociable space and connects to a fabulous kitchen/breakfast area which is an impressive room with a vaulted ceiling and plenty of natural light, a large window, and a side door with direct access to the garden. The kitchen includes an extensive range of fitted wall and base units and an inset sink with a mixer tap and drainer. There is ample space for white goods.

Bedroom two is located on the ground floor to the rear of the property and is a versatile space, currently used as an art studio.

On the first floor there is a small landing which links to a spacious primary bedroom, and a family bathroom which is again a





generous size with a bath and shower over, WC and hand wash basin. There is an airing cupboard that houses the hot water tank and fitted shelves.

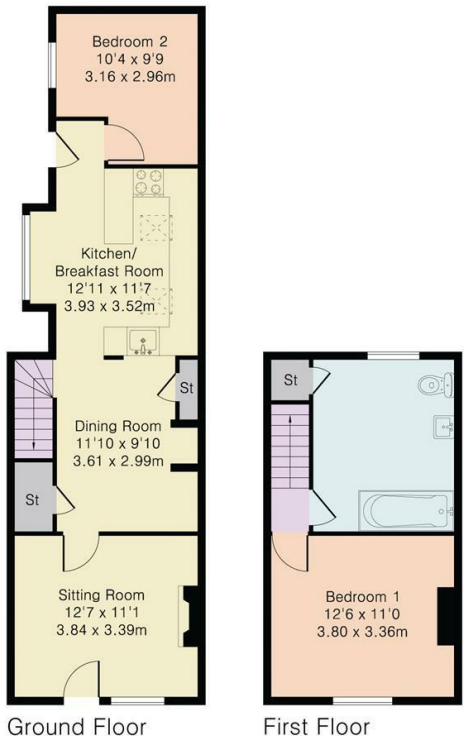
Outside at the front, there is a graveled driveway with parking for two cars, and gated access leads to the garden. The garden is cleverly landscaped to keep the space low maintenance with attractive flint borders and a raised decked seating area with a pergola and a timber shed to the rear.

Waterbeach is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park, and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge. Sat Nav: CB25 9NH What3Words: ///fidget.reflector.fallen



Floor Plan

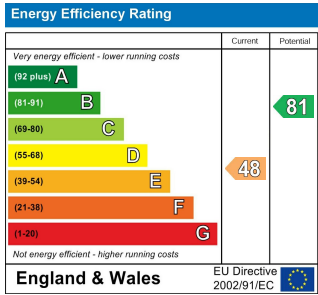
Approximate Gross Internal Area 829 sq ft - 77 sq m
Ground Floor Area 536 sq ft - 50 sq m
First Floor Area 293 sq ft - 27 sq m



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C