



61 Vicarage Close  
Waterbeach, CB25 9QG

**Guide price £575,000**



## 61 Vicarage Close

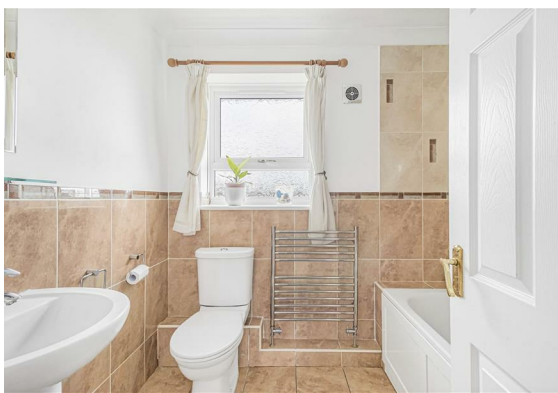
Waterbeach, CB25 9QG

- 4 Bedrooms
- Master with en-suite
- Double garage and driveway
- 3 Reception Rooms
- Convenient for the commuter links

A spacious four bedroom detached family home with versatile accommodation and spectacular views to the rear over open countryside, as well as a double garage and driveway, all just a short stroll away from the local amenities and village green.

The accommodation comprises on the ground floor a reception hall with a large storage cupboard and access to a cloakroom and study. The living room is a lovely bright room that can be opened up to the dining area to create a great space for entertaining. The garden terrace can be accessed via sliding doors from here and the kitchen/breakfast room links to a utility area with a side door to outside. The kitchen is fitted with an excellent range of wall and base units and there is space for a double-height fridge/freezer, a dishwasher, and a cooker.

On the first floor, there are four bedrooms, the master bedroom has an en-suite shower room, and all of the bedrooms benefit from fitted wardrobes. The bathroom is fitted with a white







suite with a shower over the bath and tiled surround, a pedestal basin, and WC.

The property is located at the end of a private residential cul-de-sac, a driveway leads to a double garage with up-and-over doors and there is power and access to the rear garden from the back of the garage. Gated side access leads to the rear garden which is mainly laid to lawn with a fabulous terrace and there are stunning views over open fields.

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 in the village, 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.

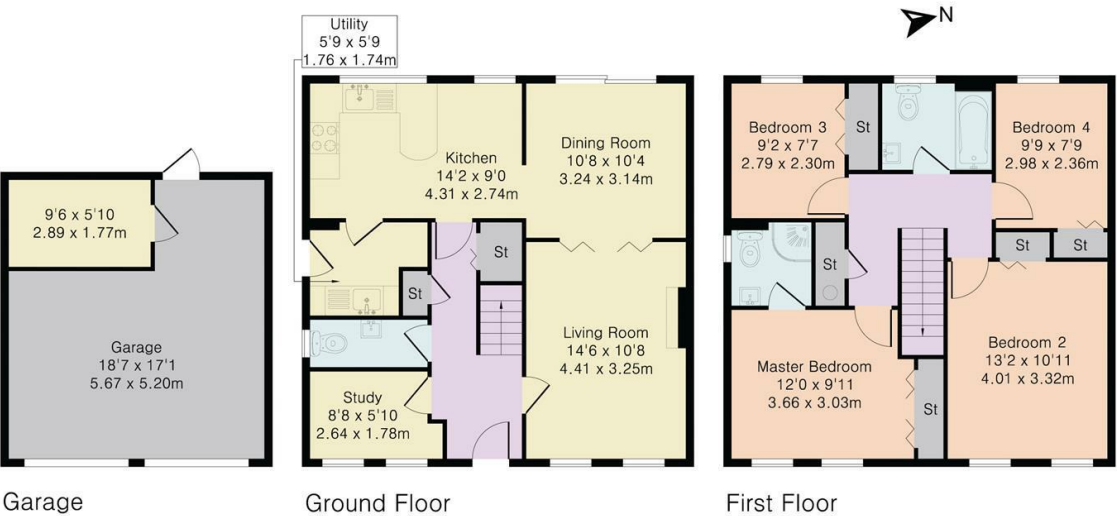
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Floor Plan

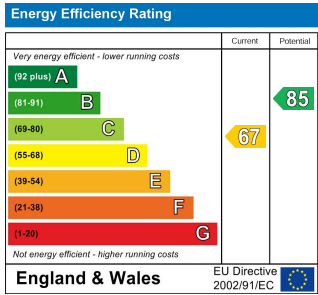
**Approximate Gross Internal Area 1571 sq ft - 145 sq m**  
Ground Floor Area 627 sq ft – 58 sq m  
First Floor Area 627 sq ft – 58 sq m  
Garage Area 317 sq ft – 29 sq m



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: E