



6 Pritchard Walk
Waterbeach, CB25 9BT

Guide price £355,000

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- Two spacious double bedrooms
- Parking For Two Vehicles
- Views over communal green

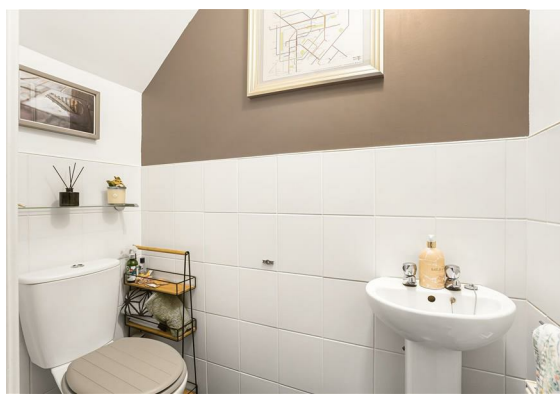
An immaculately presented 2-bedroom semi-detached property with stylish decor, situated within a popular residential development in the thriving village of Waterbeach.

The accommodation comprises on the ground floor an entrance hall with stairs leading to the first floor and a door to a spacious living room with a window to the front aspect.

From the living room is an open plan kitchen/dining room with fitted wall and base units with work surfaces over, tiled splash backs, an inset double stainless steel sink with mixer tap and drainer, and space for an oven, washing machine, dishwasher, and full height fridge/freezer. A set of doors leads to the rear garden from the dining area and there is a further window to the rear aspect.

Between the living room and kitchen/dining room is a cloakroom with a WC and a handwash basin.

On the first floor, there is a landing leading to two double bedrooms with the master





bedroom being particularly spacious and benefitting from fitted wardrobes. There is a family bathroom with a bath and a shower over, a WC and a hand wash basin.

Outside is a wonderful enclosed rear garden which is principally paved for low maintenance and creates a great entertaining space with well-stocked raised herb and shrub beds. There is a useful timber shed and gated rear access which leads to a driveway for two vehicles.

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.

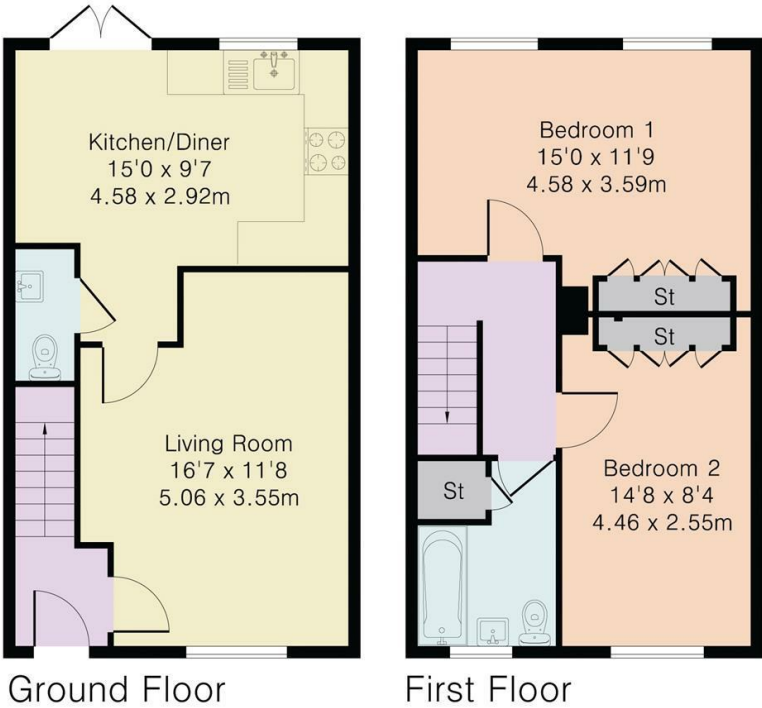
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Floor Plan

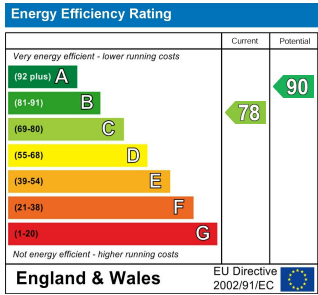
Approximate Gross Internal Area 776 sq ft - 72 sq m
Ground Floor Area 389 sq ft – 36 sq m
First Floor Area 387 sq ft – 36 sq m



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