

 GRAY
TOYNBEE



2 Anglers Way
Waterbeach, CB25 9RD

Guide price £550,000



2 Anglers Way

Waterbeach, CB25 9RD

- Large detached home
- Parking for 2-3 cars
- Enclosed garden
- Desirable village location

A wonderful 5-bedroom, detached family home with an enclosed garden and single garage, located in an enviably quiet spot on a well-regarded development in Waterbeach.

2 Anglers Way, which was built in 2017, extends to over 1350sqft and offers modern and convenient living. Owned since new, the current owners upgraded the finishes including Amtico flooring on the ground floor, additional integrated appliances in the kitchen and clever landscaping in the rear garden.

On the ground floor, there is a wide entrance hall with a downstairs cloakroom under the stairs. The main living space is excellent in size and has a private outlook at the front of the property. There is also an additional and very useful playroom/home office.

At the end of the hallway is the large kitchen/dining room, which spans the breadth of the property. The kitchen is open-plan but cleverly designed with an extended peninsula worktop that defines the space. The shaker-style kitchen has been upgraded to include an integrated double oven and microwave, a four-ring gas hob, and a dishwasher. The dining area has French doors to the garden.





Adjacent to the kitchen is a separate utility space with additional cabinets, a sink, space for laundry appliances, and side access.

Upstairs there is a wide open landing leading to all five bedrooms and the family bathroom. The primary bedroom is a large double with a contemporary ensuite shower room. There are three further double rooms and a large single, excellent for a nursery or home office. The stylish family bathroom is spacious with a bath, electric shower, wc, basin, and heated towel rail.

At the rear of the property is the good-sized garden which is mainly laid to lawn but has a raised decked area to the rear, and a small patio. There is exterior power and lighting as well as access to the driveway.

The property is located at the end of a private, no-through drive. There is parking for 2-3 cars.

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. Waterbeach also has a railway station, which makes the village extremely popular with those needing easy access to the City and those commuting to London. SatNav: CB25 9RD What3Words: ///swipes.reporters.reaction



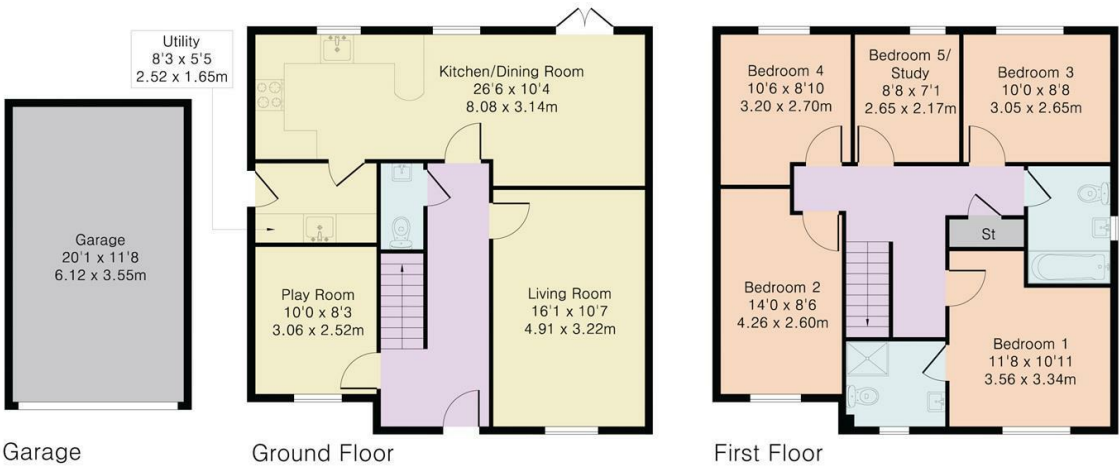
Floor Plan

Approximate Gross Internal Area 1610 sq ft - 150 sq m

Ground Floor Area 688 sq ft – 64 sq m

First Floor Area 688 sq ft – 64 sq m

Garage Area 234 sq ft – 22 sq m



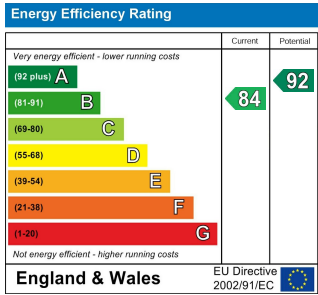
Area Map



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: F

Energy Efficiency Graph



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