



2 Watermans Road
Waterbeach, CB25 9RP

Guide price £475,000



2 Watermans Road

Cambridge, CB25 9RP

- 3 bedrooms
- Recently fitted kitchen
- Garage
- Solar Panels
- No chain

A beautifully presented three bedroom, detached property, with off-road parking for two vehicles and a garage, tucked away in a quiet residential area in the desirable village of Waterbeach.

The property is light and spacious and makes a superb modern, family home. An entrance lobby leads to a generous living room which enjoys a dual aspect, with access via patio doors to the garden. The living/dining room is a wonderful space and the current vendors have re-fitted the kitchen, creating a stylish area perfect for entertaining. The kitchen is fitted with ample wall and base units with deep-set soft close drawers and cupboards with granite work surfaces and integrated appliances which include an induction hob, dishwasher and wine fridge, there is also space for an American-style fridge freezer. There is a useful pull-out pantry cupboard and further spacious cupboard in the dining area. There is a utility room to the rear of the house with space and plumbing for a washing machine and dryer and a door to the side. There is also access to a cloakroom.





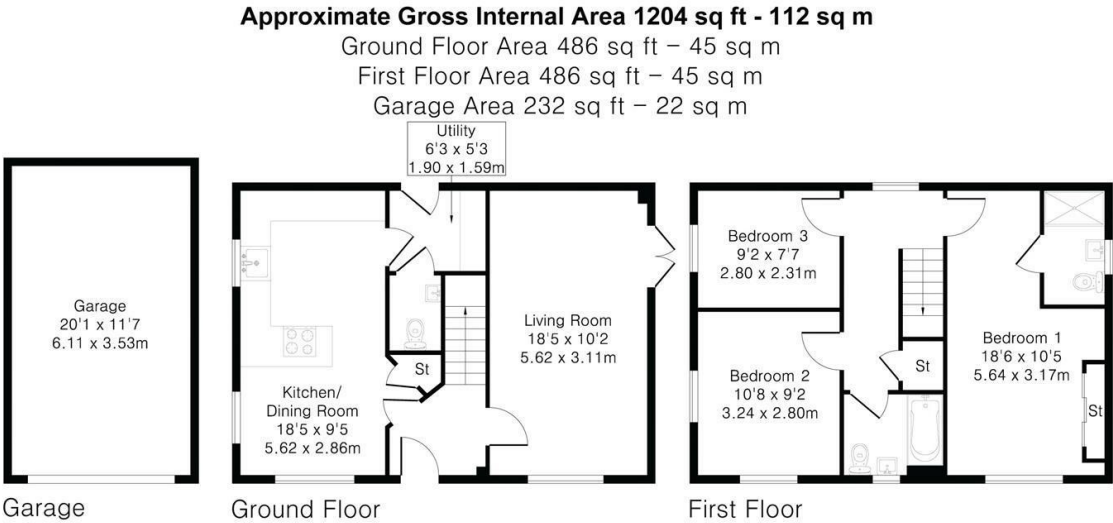
Upstairs there are three bedrooms and a family bathroom. The primary bedroom is a great size double room with a modern en-suite shower room. Of the two further bedrooms, one is a double and the other a large single, perfect for a nursery or additional home office.

Externally, the rear garden is easy to maintain with a large decked area and astro turf lawn with raised beds and gated side access which leads to a driveway with parking for two cars and a single garage with power and lights. A hot tub is available upon separate negotiation.

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. Sat Nav: CB25 9RP What3Words: [///flames.desiring.spits](https://www.what3words.com////flames.desiring.spits)



Floor Plan



Area Map

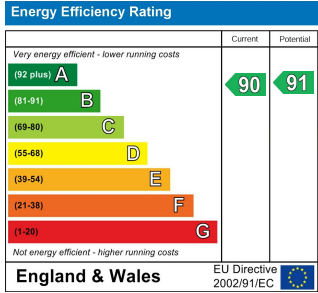


Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

Agents Note- There is an annual service charge of £205.38 payable to Encore, the management company.

Energy Efficiency Graph



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