

23 Watermans Road

Waterbeach, CB25 9RP

- 3 bedrooms
- Large garden
- Garage

A beautifully presented three bedroom, link detached property, with a driveway and garage, positioned within a popular residential area in the desirable village of Waterbeach.

The property is bright and spacious and makes a superb modern, family home. There is an entrance lobby with access to the living room with patio doors to the garden.

At the front is the very wellequipped and contemporary kitchen. There is a range of low and high-level cabinetry and integrated appliances including an oven with gas hob, dishwasher and fridge/freezer. There is a useful utility room off of the kitchen with a separate cloakroom and access to the side of the property.

Upstairs there are three bedrooms and a family bathroom. The primary bedroom is a good-sized 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 there is a large front garden which is open and laid to















lawn. The rear garden is also a good size and enclosed and again laid to lawn with a paved patio. There is a driveway and garage located at the side of the property.

There is a service charge of approximately £200 per annum to contribute towards the costs of the upkeep of the communal areas.

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 easy access to the City and those commuting to London.

Sat Nav: CB25 9RP

What3Words: ///desk.stilted.calms





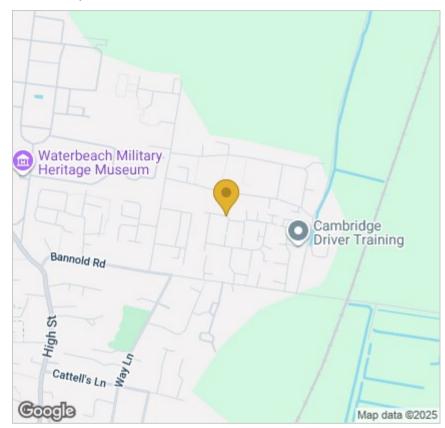
Floor Plan

Approximate Gross Internal Area 1210 sq ft - 112 sq m (Including Garage) Ground Floor Area 723 sq ft - 67 sq m Garage First Floor Area 487 sq ft - 45 sq m 20'1 x 11'7 6.13 x 3.53m Utility 6'2 x 5'3 1.87 x 1.60m Bedroom 3 9'2 x 7'7 2.79 x 2.30m Living Room 18'6 x 10'2 5.64 x 3.11m Bedroom 1 Kitchen/ Bedroom 2 18'5 x 10'6 Dining Room 10'8 x 8'4 5.62 x 3.19m 18'6 x 9'5 3.24 x 2.54m 5.64 x 2.86m Ground Floor First Floor

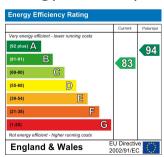
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold Council tax band: D

Area Map



Energy Efficiency Graph



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