



6 Watermans Road
Waterbeach, CB25 9RP

Guide price £350,000



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- 2 double bedrooms
- Solar panels
- Immaculate presentation
- Delightful garden
- Driveway

An immaculately presented and thoughtfully styled two bedroom semi-detached house with 625 sq. ft. of accommodation, situated on an established development in Waterbeach.

Constructed in 2018, the house provides excellent accommodation and has been well maintained and boasts a delightful garden and driveway.

On the ground floor, there is an entrance hall with a WC. The living room enjoys lots of natural light, has an understairs cupboard and opens to the kitchen/diner. The kitchen area is well equipped with contemporary wall and base units with an integrated oven with gas hob and space for a washing machine and full-height fridge/freezer. There is plenty of space for a table and chairs and french doors with bespoke shutters which open to the rear garden.

Upstairs there are two good-size double bedrooms. The master enjoys views over the garden, and the second bedroom has a large cupboard and spacious





recess, perfect for a study area.

Outside, at the front, there is a driveway with parking for two vehicles. Gated side access leads to the rear garden which is south-facing and a great size. The garden is mainly laid to lawn with a lovely terrace which has outside sockets and a cold water tap. There is also a useful timber shed.

Waterbeach is a popular and thriving village, at its centre 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.

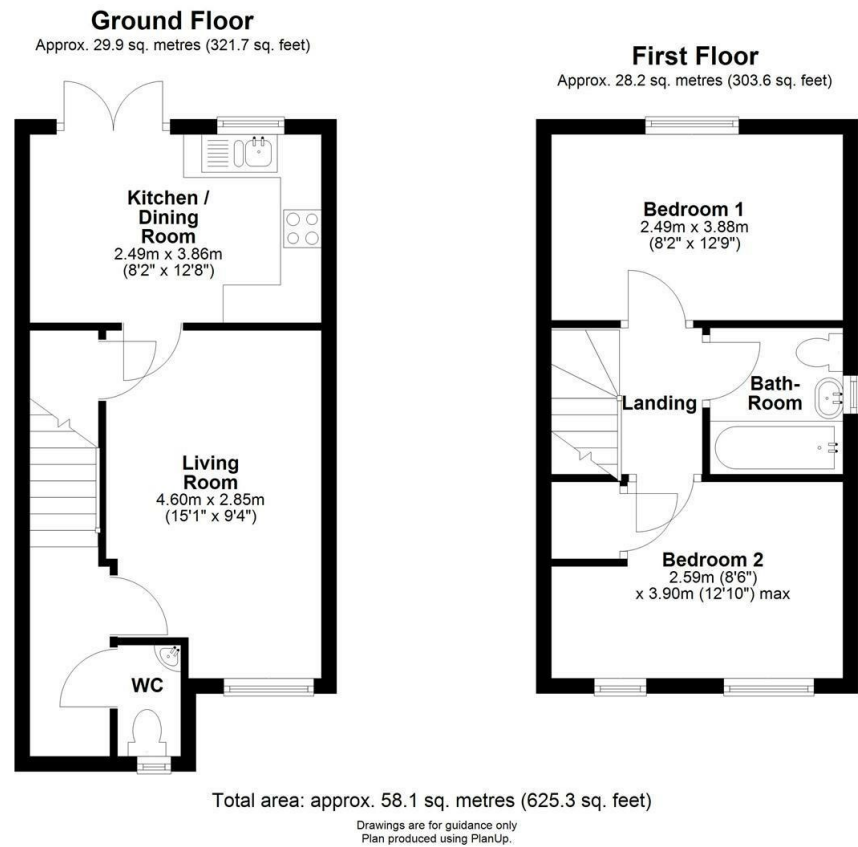
There is an annual maintenance fee of approx £216.00 to contribute towards the upkeep of the communal areas.

Sat Nav: CB25 9RP

What3words: ///sector.chugging.alas



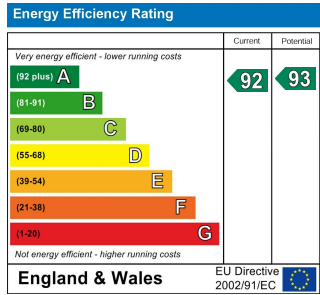
Floor Plan



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: B