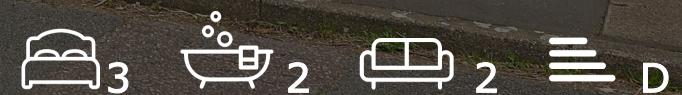




46a Way Lane  
Waterbeach, CB25 9NQ

**Guide price £435,000**



## 46a Way Lane

Cambridge, CB25 9NQ

- 3 Double Bedrooms
- Wood Burning Stove
- En-Suite To Master Bedroom
- Attractive Gardens
- Garage And Parking

An attractive 3-bedroom semi-detached period cottage with an enclosed rear garden, garage, and parking.

The property boasts light and spacious accommodation and comprises an entrance hall with bespoke storage under the stairs with fitted shelving and hanging space.

Off of the entrance hall is the kitchen which has traditional style fitted wall and base units with work surfaces over and a ceramic butler sink with inset drainage and a mixer tap. There is space for a low-level fridge, freezer, and oven and plumbing for a dishwasher and washing machine. There is a door leading directly to the garden.

Off of the kitchen is a separate dining room which enjoys high ceilings and a large picture window with views over the garden which allows lots of natural light to flow through. The living room boasts a cast iron





wood burning stove with a brick surround and tiled hearth and there is a large double-glazed window with views to the front of the property.

On the first floor is a galleried landing with a handy space for additional storage or a desk area if desired. There are three double bedrooms of which the master has the benefit of an en-suite shower room. The family bathroom comprises a bath with a shower over, a WC and basin, and a heated towel rail.

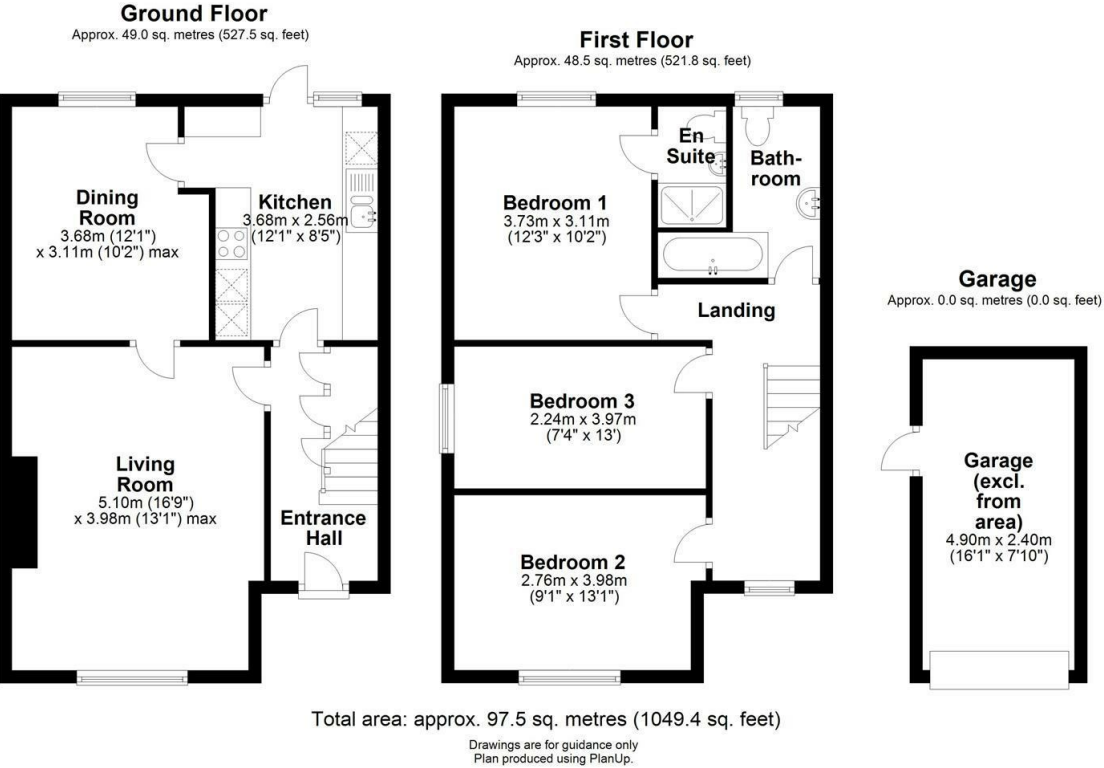
Outside, the rear garden is principally laid to lawn with well-stocked shrub and flower borders, there is a paved terrace to the rear with shrub and pebble borders, and to the side of the property a wooden shed on hard standing and a cold water tap, the garden is in all enclosed by timber fencing. A paved pathway leads to the side door of the garage which has power and light and there is additional parking to the front.

What3Words: ///firewall.endlessly.harmlessly

SatNav -CB25 9NQ



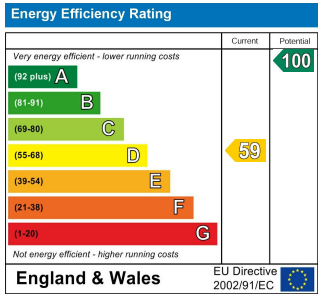
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our 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

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 and Cambridge.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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