



Sunnyside, 1 Way Lane  
Waterbeach, CB25 9NQ

Guide price £550,000

## Sunnyside, 1 Way Lane Waterbeach, CB25 9NQ

- Character cottage in prime location
- Versatile accommodation with modern extension
- Gardens
- Garage and parking
- No chain

A picture perfect, modernised and extended-period home, bursting with character and boasting a prime position in the heart of the village overlooking the village green.

This beautiful family home has been changed significantly over the years and has been extended and refurbished to provide a modern living space with a nice blend of original features. The accommodation is spacious and very versatile with a fabulous master bedroom located on the ground floor and two further bedrooms.

The accommodation comprises a cosy snug at the front with a large inglenook fireplace and exposed beams which has been used as a dining room, off the snug is an area perfect for home-working or as a study. The main living room also has a fireplace and gas fire. The kitchen/breakfast room is fitted with a generous range of wall and base units, there is a range cooker and integrated dishwasher, fridge and freezer. The ceiling is vaulted making it a lovely space for entertaining. Through into the rear of the house and the more modern extension, there is a rear entrance hall with access to the driveway and garage, utility room and





cloakroom. A lovely sun room overlooks the front cottage garden and there are doors onto the terrace.

The master bedroom is a generous size with bespoke fitted wardrobes and a further dressing area with additional walk in wardrobes and an en-suite family bathroom with a bath and separate shower.

Upstairs has lots of wonderful features too, with a large landing perfect as a space for reading or further study area and two further bedrooms There is also en-suite bathroom.

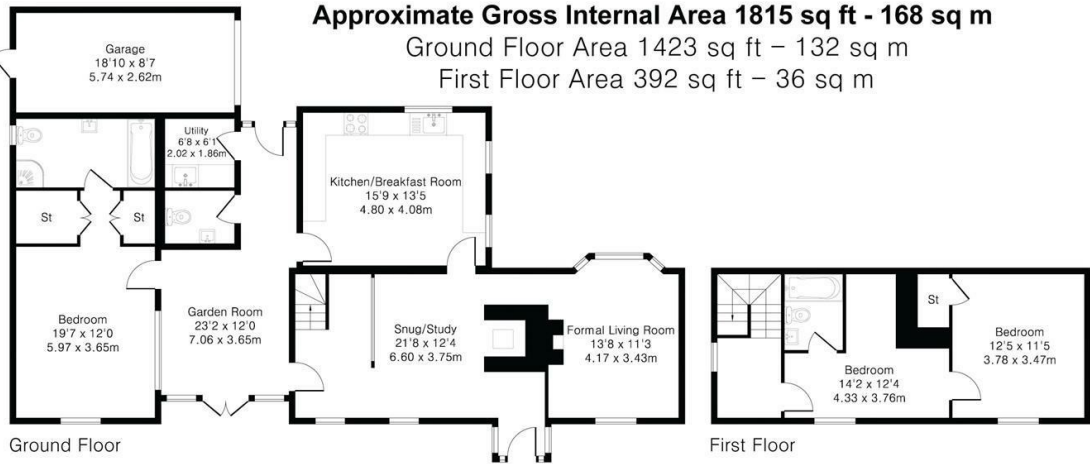
Outside at the front of the property is a beautiful cottage garden which has been a labour of love for many years, with well stocked borders and raised beds, a garden that can be enjoyed all year round.

To the rear is a driveway with parking for several vehicles in turn leading to a garage with an electric door. There is a rear garden which is paved with a green house.

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 9NQ What3Words: ///scraper.staples.majoring



Floor Plan



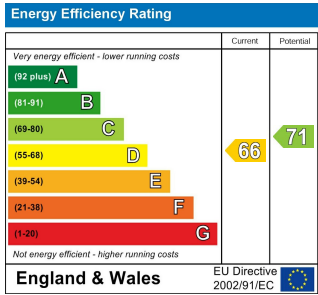
Area Map



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: E

Energy Efficiency Graph



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.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ  
Tel: 01223 439 888 Email: [theteam@grayandtoynbee.com](mailto:theteam@grayandtoynbee.com)

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU  
Tel: 01223 949 444 Email: [waterbeach@grayandtoynbee.com](mailto:waterbeach@grayandtoynbee.com)

