



56 Providence Way  
Waterbeach, CB25 9QJ

**Guide price £360,000**





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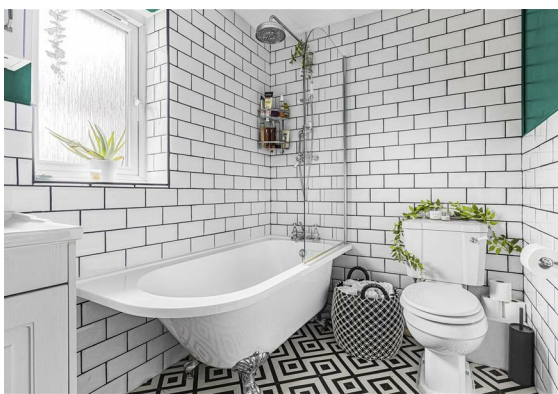
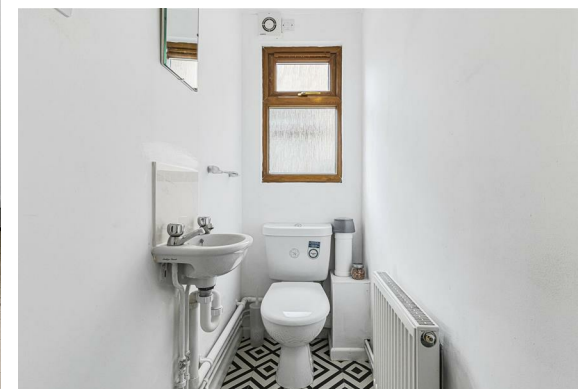
- 3 bedrooms
- Deceptively spacious
- Re-fitted bathroom
- Enclosed garden and garage

This beautifully presented, extended and generously proportioned three-bedroom semi-detached home is set within a popular, well-established development in Waterbeach, featuring an enclosed garden and a detached garage.

The ground floor comprises an entrance porch with a cloakroom, leading into a spacious and well-appointed living room with doors opening into the garden room/dining area. The open staircase to the first floor features a stylish runner and bespoke understairs storage. The kitchen/breakfast room offers ample wall and base units, an integrated oven and gas hob, and space for a washing machine, dishwasher, and fridge/freezer. It flows into a bright garden room currently used as a dining area, creating an excellent space for entertaining.

Upstairs are three generously sized bedrooms and a modern family bathroom, recently refitted with a contemporary suite including a roll-top bath, WC, and a vanity unit with storage.

Externally, the property benefits from a low-maintenance front area and a driveway to the side with gated access leading to a lovely







enclosed rear garden with additional hard standing and a detached garage. The garden is mainly laid to lawn with a paved terrace.

Providence Way is a quiet residential road accessed from Denny End Road. Waterbeach is a thriving and sought-after village centred around a traditional green, surrounded by local shops and pubs. The village offers excellent recreational facilities and a primary school. Ideally located just off the A10, it provides convenient access to the A14, Cambridge Science Park, and Cambridge city centre, all within four miles. Waterbeach railway station further enhances its appeal, offering direct links for commuters travelling to Cambridge and London.

SatNav: CB25 9QJ

What3Words:///truffles.outsiders.richer

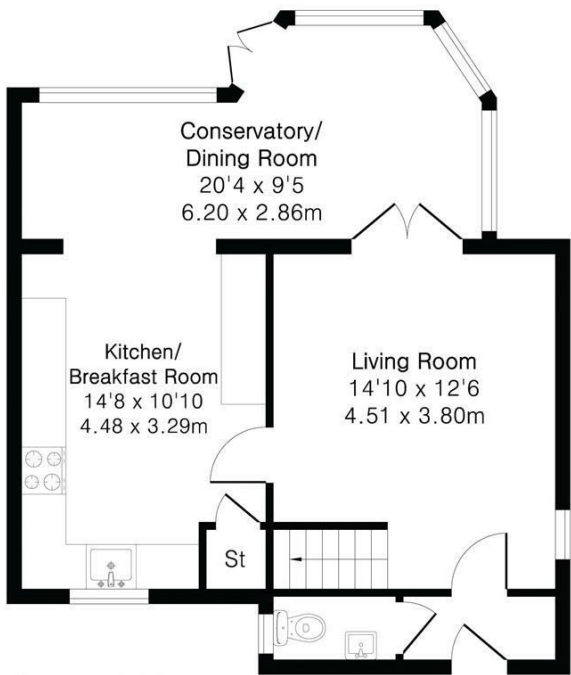




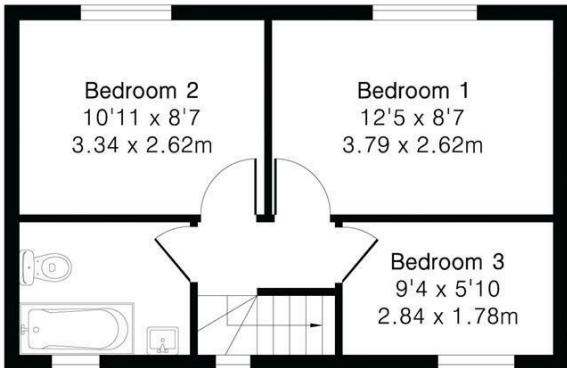
**Approximate Gross Internal Area 902 sq ft - 83 sq m**

Ground Floor Area 553 sq ft – 51 sq m

First Floor Area 349 sq ft – 32 sq m



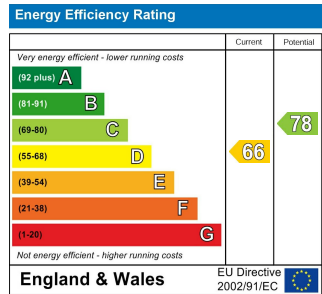
Ground Floor



First Floor



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: C

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