



54 Way Lane  
Waterbeach, CB25 9NQ  
**Guide price £525,000**



## 54 Way Lane

Waterbeach, CB25 9NQ

- 3 bedroom detached bungalow
- Driveway parking
- Non-estate location
- Popular village

A spacious three bedroom detached bungalow situated in a non estate position and benefiting from an enclosed rear garden and large driveway.

The accommodation is generous in size and ideal for family living. A large entrance hall leads to a bright and spacious triple aspect living/dining room, with ample space for a dining table and direct access via patio doors onto the rear garden. The kitchen is well fitted with wall and base units, and benefits from built in appliances including, an electric oven, gas hob and dishwasher.

Off the hallway are 3 bedrooms, two of which are good sized doubles with a further single. Both doubles include built in wardrobes, and the single has an accessible walk in wardrobe area. There is a large family bathroom with shower cubicle, wc, hand basin and ample built in storage. The master bedroom also has an ensuite shower room.

Outside, the property is accessed via a driveway providing parking





for two to three cars. There is side access with extensive bespoke built bicycle storage leading to the enclosed rear garden, which includes a patio, lawn and two timber sheds. The larger shed has power and lighting and could be used as a workshop.

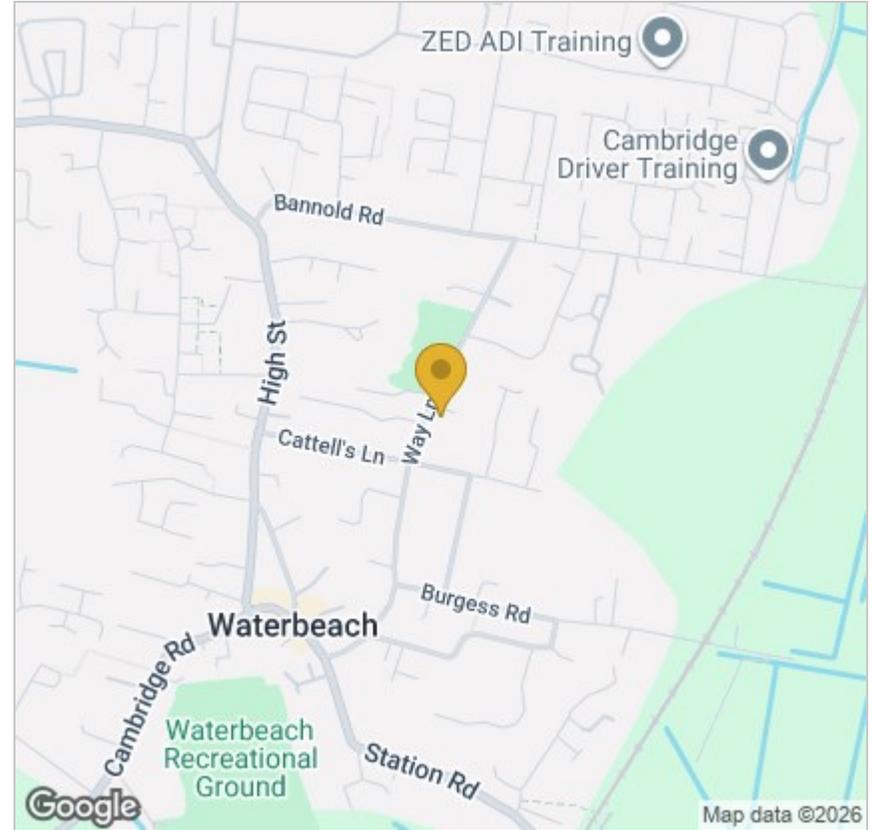
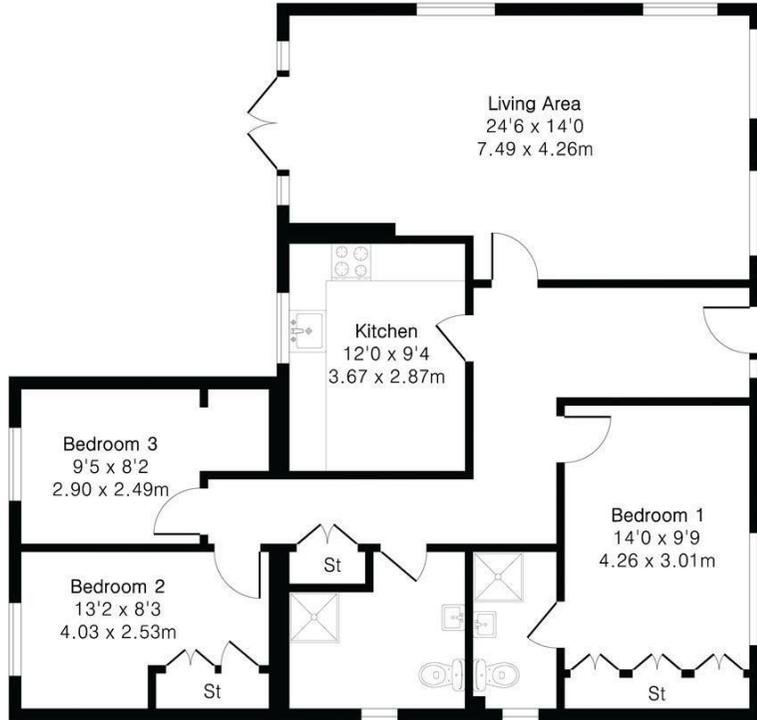
Waterbeach is a popular and thriving village, at its center is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge 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.

SatNav: CB25 9NQ

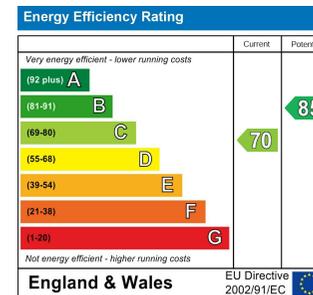
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Approximate Gross Internal Area 1096 sq ft - 102 sq m



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

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