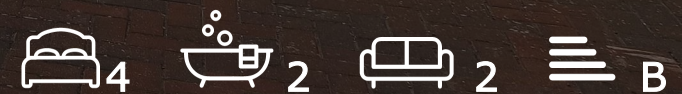




22 Wheatsheaf Way
Waterbeach, CB25 9GG
Guide price £565,000



22 Wheatsheaf Way

Waterbeach, CB25 9GG

- Detached home
- Garage and off-road parking
- Enclosed rear garden
- Ideal village location

An immaculate and modern four-bedroom detached home, extending to approximately 1,135 sq ft, offering off-road parking and enclosed rear garden, ideally situated in the popular village of Waterbeach.

Constructed in 2017 and recently improved, the property offers bright and spacious accommodation throughout. The ground floor begins with a welcoming entrance hall, complete with a cloakroom, providing access to all rooms. The generous living room flows seamlessly into the open-plan kitchen/dining room, which benefits from sliding patio doors providing direct access to the rear garden. The kitchen is well-appointed with a range of wall and base units with work surfaces over, with integrated appliances including a double oven, gas hob and dishwasher. The utility room provides additional storage and space for further white goods.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from





built in wardrobes and ensuite shower room, while the second bedroom enjoys a pleasant dual aspect. The remaining bedrooms overlook the rear garden. The family bathroom is fitted with a bath with shower over, basin and WC.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, and a garage with power and lighting. A secure side gate provides access to the enclosed rear garden, which is predominantly laid to lawn with a patio adjoining the property as well as a further patio area, ideal for outdoor entertaining.

The village of 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. It is also served by served by the Busway 100 and PR5 route, providing convenient connections to Cambridge and surrounding destinations.

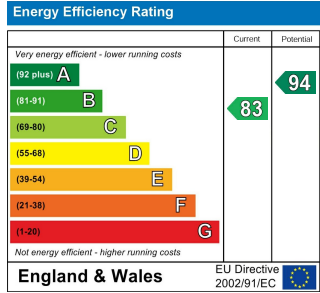
///collide.backtrack.candle

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





Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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.