



8 Anglers Way
Waterbeach, CB25 9RD

Guide price £500,000



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- Fantastic family home
- 3 bedrooms
- Generous garden
- Garage and parking

A beautifully presented three-bedroom detached home with a driveway and garage, ideally situated in a sought-after residential area in the popular village of Waterbeach.

This bright and spacious property offers stylish, modern living, perfect for a growing family. Upon entering, you are welcomed into a lobby that leads into a generous living room, featuring patio doors that open directly onto the rear garden.

To the front of the property is a sleek, contemporary kitchen, fitted with a range of high and low-level units and integrated appliances, including a gas hob with oven, dishwasher, and fridge/freezer. Just off the kitchen is a practical utility room with an adjoining cloakroom and access to the side of the house.

Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The primary bedroom is a spacious double with an en-suite shower room. The second bedroom is also a double, while the third is a large single, ideal for a nursery, study, or home office.





Outside, the property is approached via the rear to a large garage with excellent storage and parking to the front. Gated side access leads to a generous walled rear garden, with large paved terrace and lawn with well-stocked borders. There is a useful timber shed and cold water tap.

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.

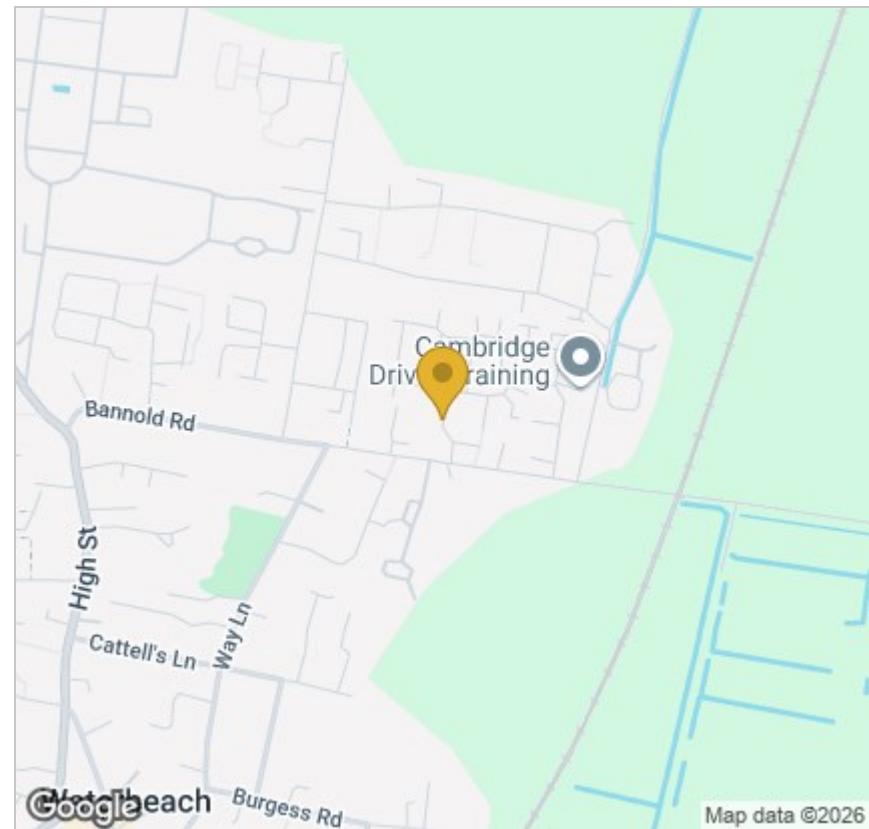
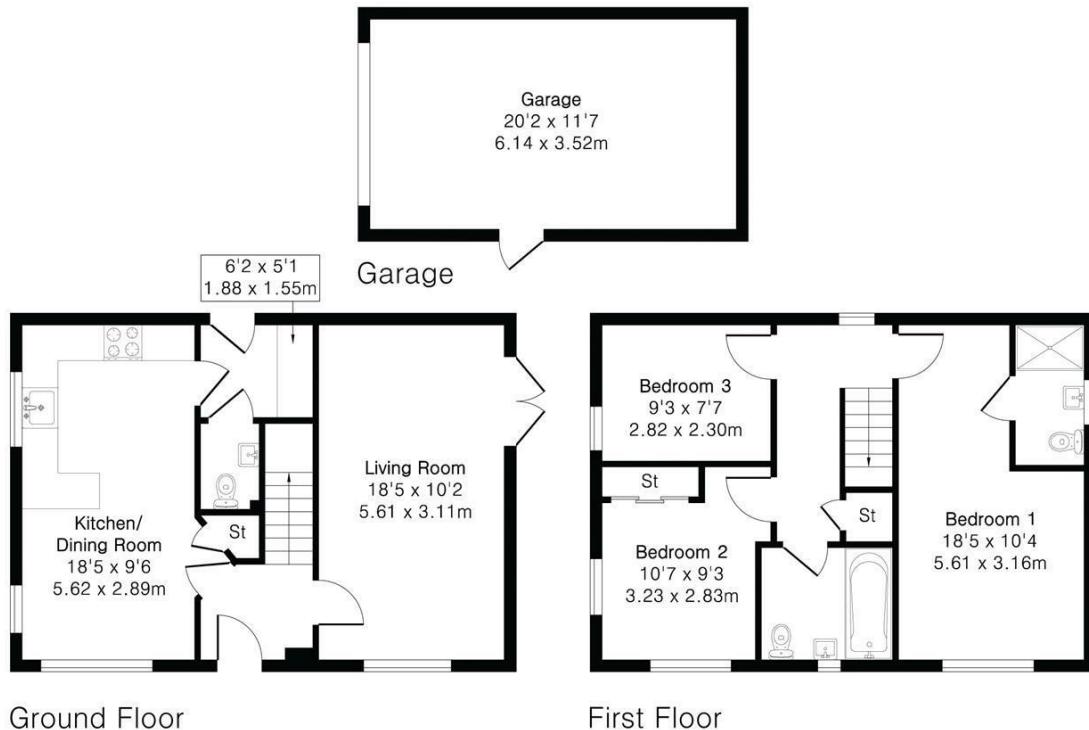
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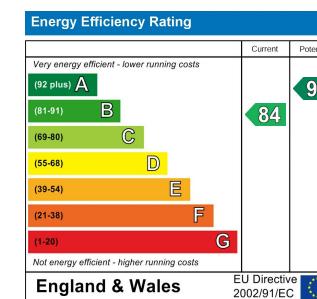


**Approximate Gross Internal Area 976 sq ft - 90 sq m
(Excluding Garage)**

Ground Floor Area 488 sq ft - 45 sq m
First Floor Area 488 sq ft - 45 sq m
Garage Area 233 sq ft - 22 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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