

GRAY TOYNBEE

22 Wheatsheaf Way

Waterbeach, CB25 9GG

Guide price £565,000

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- 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 all, 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.

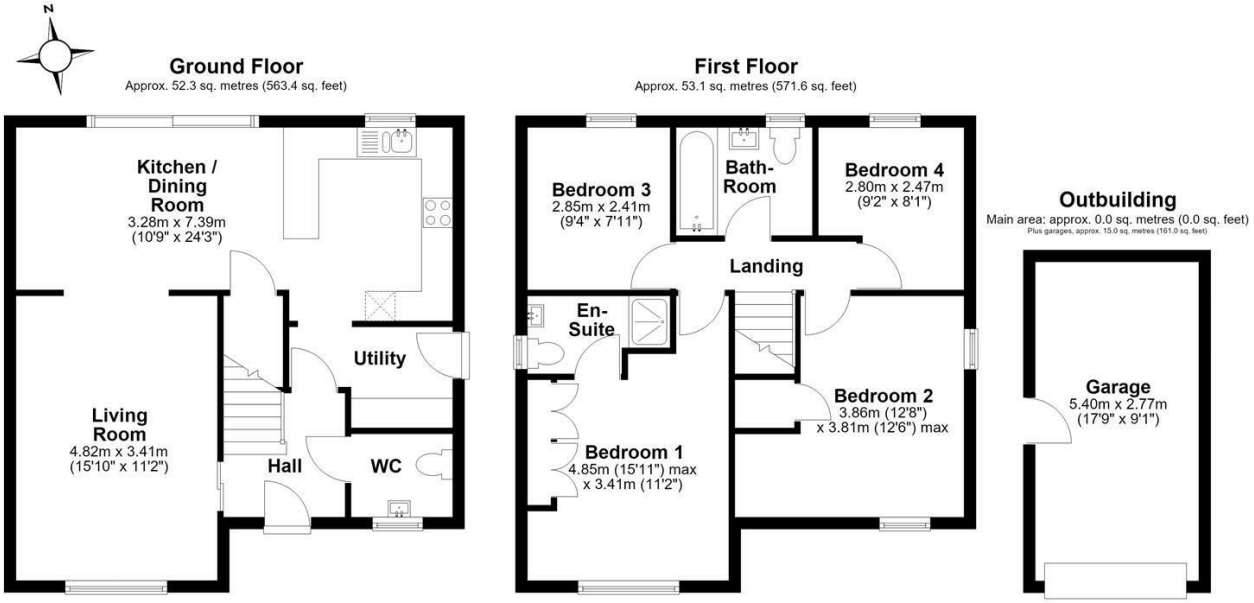
Externally, the property benefits from a driveway providing off-road parking for two vehicles, and a garage with power and lighting. A secure side gate provides access to the enclosed rear garden, which is predominantly laid to lawn with a patio adjoining the property as well as a further patio area,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

Important information: 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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.





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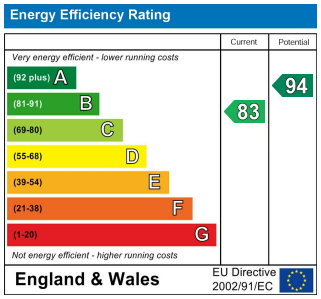


Main area: Approx. 105.4 sq. metres (1135.0 sq. feet)
Plus garages, approx. 15.0 sq. metres (161.0 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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