



**Wheatsheaf Way, Waterbeach Cambridge CB25 9GG**

welcome to

## **Wheatsheaf Way, Waterbeach Cambridge**

An immaculate modern two bedroom semi-detached house in a small cul de sac and sought after village offering excellent access to Cambridge and the Science Park with a nearby main line rail station - presented in stunning order throughout.



## **Storm Porch**

Open shallow porch, composite front door and adjacent light fitting.

## **Sitting Room**

Stairs off to the first floor, wood effect flooring, front facing window.

## **Cloakroom**

The all-important ground floor WC with wash handbasin, splash back tiling, vinyl flooring, extractor fan, frosted side window.

## **Kitchen / Dining Room**

Ample high and low level cupboard units with integral Neff gas hob, stainless steel splashback and extractor hood, Neff oven, round edged work tops and return with red metro tiling, inset one and a half bowl sink and drainer, space and plumbing for other appliances, cupboard concealing the gas fired boiler, inset spot lights, rear facing window and French doors opening to the patio.

## **First Floor**

Landing, loft access to the roof space.

## **Bedroom 1**

A good size double to the front with two double side by side wardrobes.

## **Bedroom 2**

A good second bedroom with a built in cupboard over the stairway.

## **Shower Room**

With a large walk in shower, low level WC, wash handbasin with vanity cupboard below, attractive shower and wall panels, extra built in storage cupboards, vinyl flooring, extractor fan, inset spot lights, mirror with light fitting, rear facing frosted window.

## **Outside**

An open frontage provides driveway parking for a single vehicle with side gated access leading to a well maintained and sunny rear garden measuring 8.89m deep laid to patio and lawn with well stocked borders, light and tap fittings.

## **Agents Note:**

We understand there is a £16 a month charge paid to Warwick Estates for the upkeep of all the communal spaces.



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## Wheatsheaf Way, Waterbeach Cambridge

- 2 Bedrooms
- 1 Reception Room
- 1 Bathroom
- Semi-Detached House
- Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£330,000**

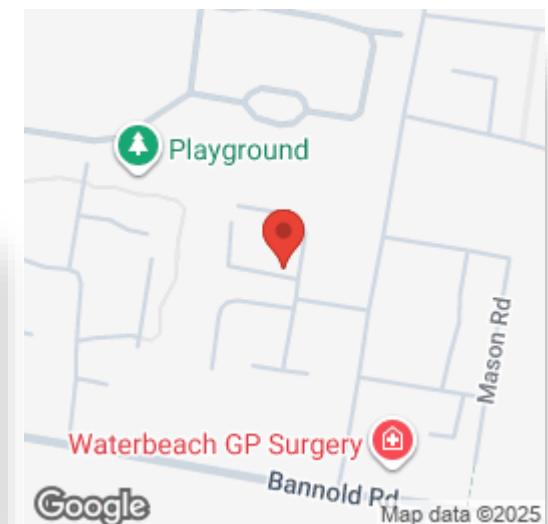


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Property Ref:  
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