



16 Cattells Lane
Waterbeach, CB25 9NH

Guide price £675,000



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- Central village location
- Spacious single storey living
- Excellent plot and established gardens
- Ample parking and garage

A well-presented and spacious detached bungalow of approximately 1296 sq. ft, incorporating well-appointed and versatile accommodation including four double bedrooms, a formal living room and kitchen/dining room. The property offers great potential for extending/re-configuration (subject to the necessary consents).

The accommodation is well-planned and thoughtfully laid out. The living spaces are bright and include a large living room with gas fire and patio doors leading to a wonderful decked seating area in the garden. The kitchen/dining room boasts a dual aspect and is fitted with ample wall and base units with a pull-out pantry, an integrated double oven with induction hob, and space for further appliances. The four double bedrooms are all accessed from a spacious inner hallway and the master bedroom has a separate dressing room. There is a recently fitted well-appointed wet room and WC.

The property is approached via an in/out driveway with planted





borders and parking for several vehicles, there is also a garage with power and light and useful storage to the rear with the addition of a WC. Gated side access leads to a particularly generous rear garden which boasts well-stocked borders and mature trees providing a high degree of privacy and seclusion.

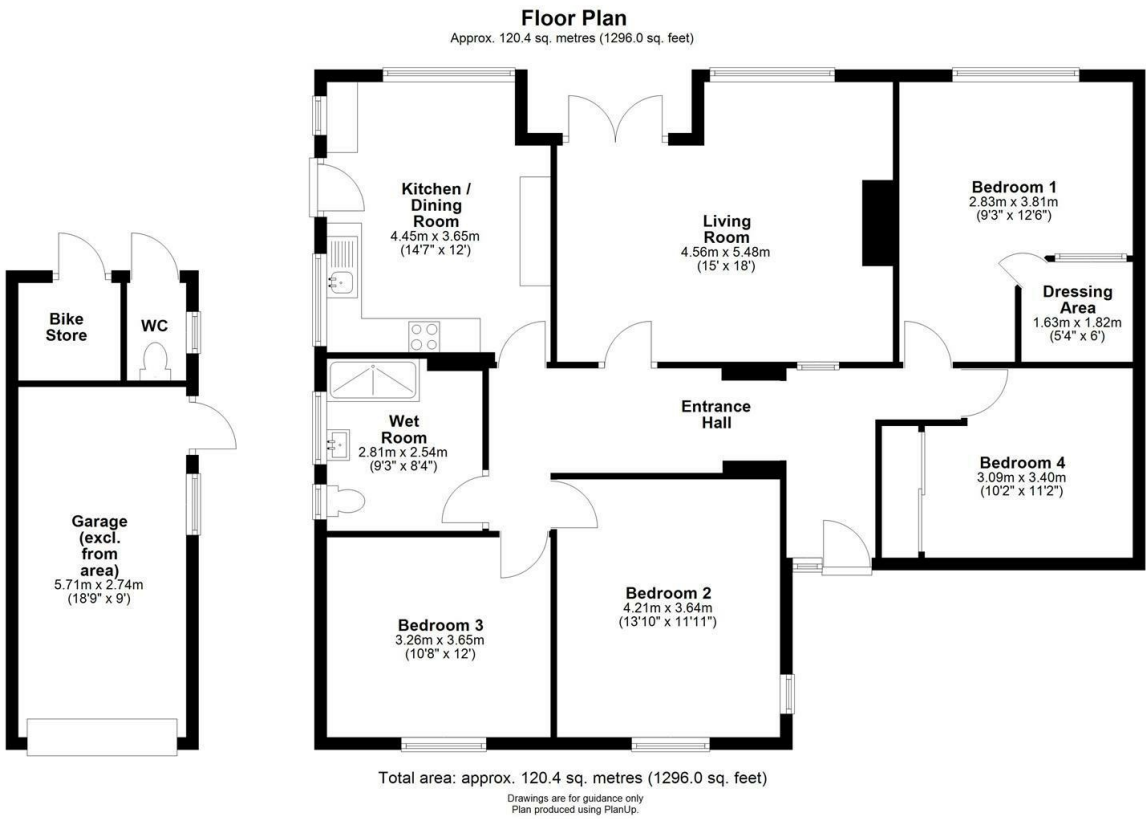
Waterbeach is a popular and thriving village, at its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge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

SatNav: CB25 9NH

What3words: ///deploying.units.joined



Floor Plan



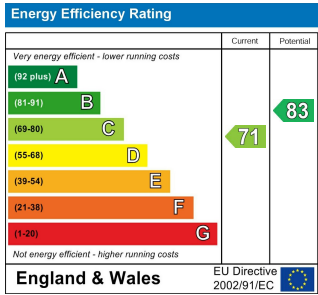
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

Area Map



Energy Efficiency Graph



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Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

