



54a Way Lane  
Waterbeach, CB25 9NQ

**Guide price £700,000**



## 54a Way Lane

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- 4 bedrooms
- Generous driveway with double garage
- Private position
- New build

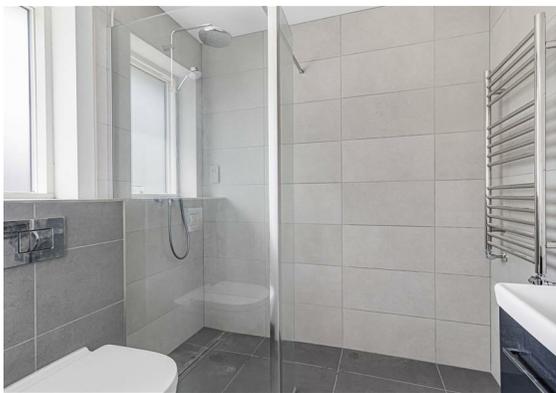
A brand new 4 -bedroom single storey residence offering 1399.00 sq.ft of beautifully appointed and spacious accommodation set back in a private position off Way Lane.

This luxury home is situated at the end of a private driveway with a private wrap around garden and double garage.

The accommodation is ideal for a family. The specification is first class providing modern, efficient systems and equipment synonymous with the very best new homes of this type.

There is a light and spacious entrance hallway with luxury sun bleached oak Amtico flooring which continues through most of the accommodation with underfloor heating, of the entrance hallway is a large useful storage cupboard and cloakroom.

The kitchen/dining/living room is at the heart of this impressive house. The kitchen is fitted with modern wall and base units and benefits from an integrated waist-height double oven, and a full-height fridge and freezer, making it perfect for family living. Additionally, there is plenty of cabinet storage and a gas hob with extractor hood.





Leading from the kitchen is the dining space with a vaulted ceiling and rain censored Velux windows. There are bi-fold doors in the dining and living area, offering uninterrupted views of the garden.

There is also a utility area with fitted cabinets and a separate washing machine and dishwasher and a door leading to the garden.

There are four double bedrooms, two with an ensuite shower room, and a contemporary family bathroom.

Outside, the property is approached via a gravelled driveway with an extensive parking area and a double garage with electric door, power and light. The rear and side gardens are mainly laid to lawn for low maintenance and there is a large paved terrace perfect for entertaining.

Agents notes: The vendor has right of way over the driveway leading to the house sign and the gravel and fence must be maintained by the owners of 54a.

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 9NQ What3Words: ///cubic.poses.curvy

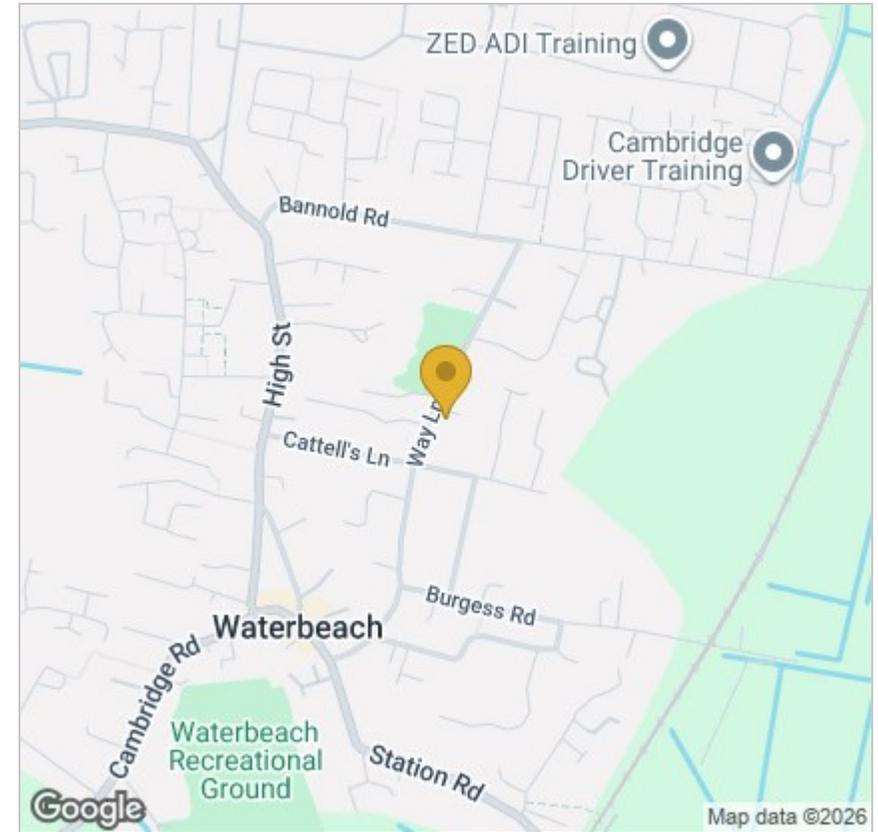


## Floor Plan

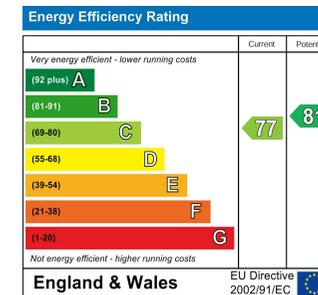
**Approximate Gross Internal Area 1399 sq ft - 130 sq m**  
 (Excluding Garage)  
 Ground Floor Area 1399 sq ft - 130 sq m  
 Garage Area 293 sq ft - 27 sq m



## Area Map



## Energy Efficiency Graph



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:

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