

GRAY TOYNBEE

2 Robson Terrace, Cody Road

Waterbeach, CB25 9GR

Guide price £625,000

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2 Robson Terrace

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- Detached family home
- Four double bedrooms
- Garage and parking
- Convenient village location

A modern and spacious four-bedroom detached home, extending to approx. 1,531 sq ft, offering off-road parking and a garage, and situated in a popular residential area within convenient reach of local amenities.

Constructed in 2018 the house provides excellent family accommodation throughout. The property opens into a welcoming entrance hall with a cloakroom, understairs storage and access to all ground-floor rooms. The living/dining room is bright and spacious, with patio doors opening to the rear garden.

The kitchen/breakfast room is well fitted with a range of wall and base units with work surfaces over, integrated appliances including an oven with gas hob, dishwasher and space for an American-style fridge freezer. A separate utility room offers additional storage with space and plumbing for further appliances. An additional reception room, currently being used as a study, completes the ground floor.















Upstairs there are four double bedrooms, with the principal bedroom benefitting from built in storage and an ensuite shower room. The family bathroom is fitted with a bath with shower attachment, basin, WC and heated towel rail.

Outside, a driveway with off-road parking for two vehicles leads to a single a garage with light and power. Gated access leads to the rear garden which is predominantly laid to lawn with patio and gravel seating areas, perfect for entertaining.

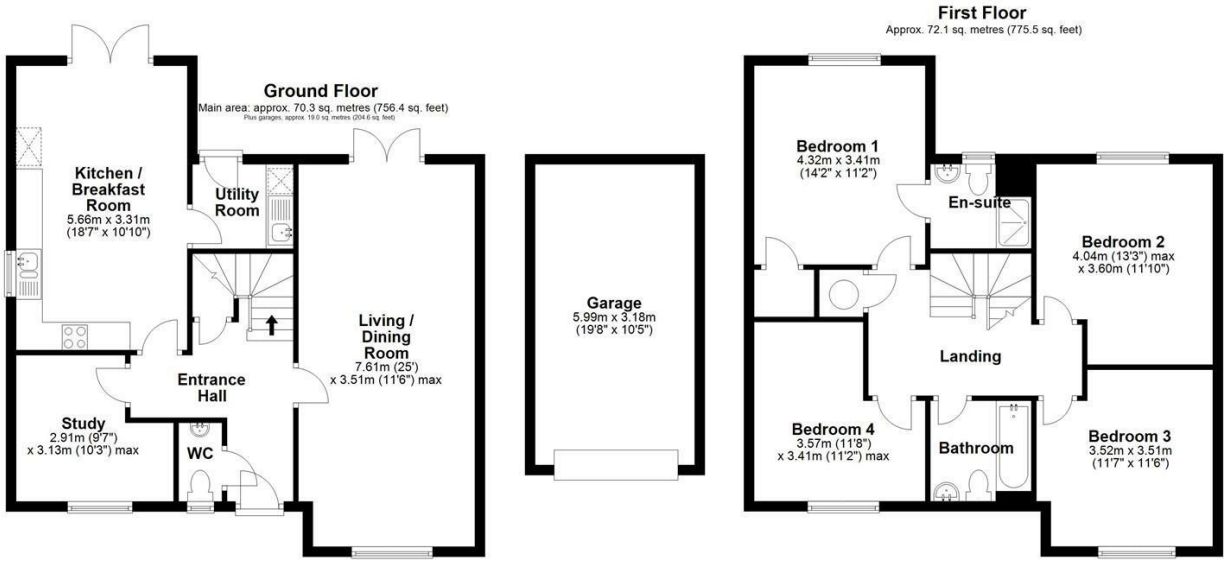
The village of Waterbeach is a popular and thriving village. At its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access 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 9GR
What3Words: ///drag.speeches.isolating





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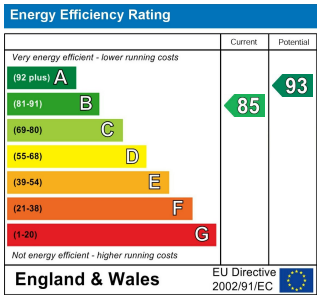


Main area: Approx. 142.3 sq. metres (1531.9 sq. feet)
Plus garages, approx. 19.0 sq. metres (204.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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