

30 Wheatsheaf Way, Waterbeach, Cambridge, CB25 9GG

Guide Price £400,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A BEAUTIFULLY PRESENTED THREE-BEDROOM HOME LOCATED WITHIN WHEATSHEAF WAY, A POPULAR CUL-DE-SAC CONVENIENTLY PLACED FOR ACCESS TO THE NEARBY SCHOOLING AND HIGH STREET.

- Semi-detached house
- 847.9 sq ft / 78.8 sq m
- Gas fired central heating boiler to radiators
- 0.06 acre plot
- Council tax band-C
- 3 bedrooms, 2 bathrooms, 1 reception room
- Constructed in 2017
- Detached garage and driveway
- EPC-B / 85

A well-presented semi-detached three-bedroom family home, constructed in 2017 and offering well-proportioned accommodation arranged over two floors, extending to approximately 847.9 sq ft (78.8 sq m).

The ground floor accommodation comprises an entrance hall with an adjoining cloakroom/WC, together with a generous living room featuring stairs rising to the first floor and useful understairs storage. To the rear of the property is a spacious kitchen/breakfast room, fitted with a range of eye and base-level storage units and providing space for a dishwasher, washing machine and fridge/freezer. Further features include an integrated four-ring gas hob and double fan-assisted oven, whilst doors open directly onto the enclosed rear garden, creating a convenient connection between the indoor and outdoor living spaces.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining two bedrooms are served by a family bathroom fitted with a bath and shower over.

Externally, the property occupies a plot extending to approximately 0.06 acres. To the side is a driveway providing off-road parking, which in turn leads to a detached single garage featuring a pitched tiled roof and up-and-over door.

The rear garden is fully enclosed by panel fencing and is predominantly laid to lawn, with a paved patio area conveniently accessed directly from the kitchen/breakfast room, providing an ideal space for outdoor dining and relaxation. There is a 7kW electric private car charger.

Location
Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities. There is a good bus service, and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park. Waterbeach is well connected to Cambridge and the local area via A10/A14, rail links, bus links, and there are multiple cycle trails to Cambridge, Ely and St Ives. The established village is benefiting from the investment and new amenities arriving alongside Waterbeach's wider growth, while retaining the character of the original village centre with its green, shops and pubs. Waterbeach Community Primary School serves the village, and Waterbeach sits within the catchment for the popular Cottenham Village College, rated good by Ofsted at its most recent inspection. The property itself is within walking distance to Waterbeach train station.

Tenure
Freehold

Services
Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-C

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

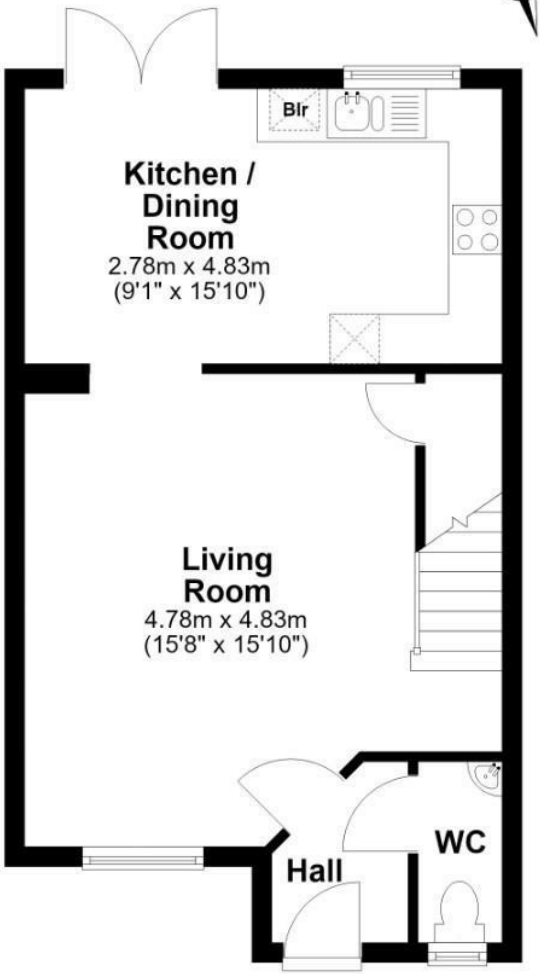
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





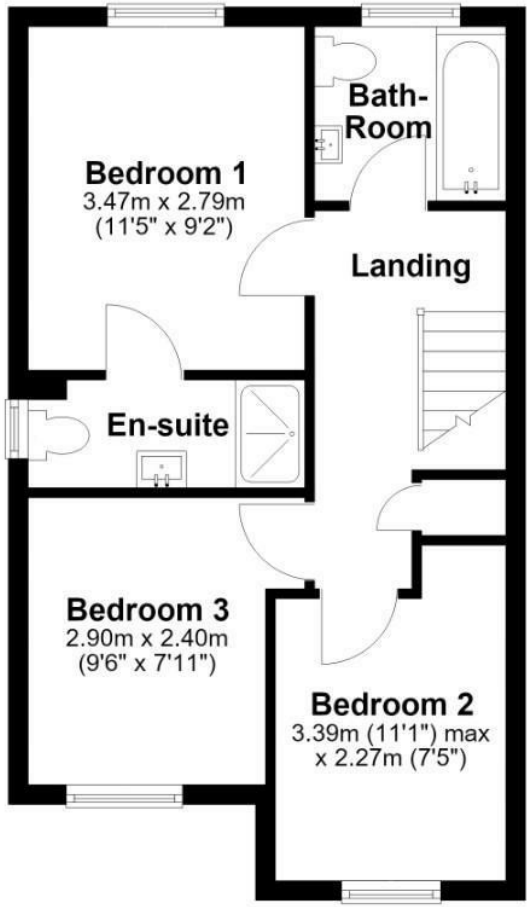
Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

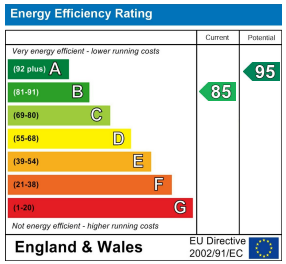
Plus garages, approx. 15.0 sq. metres (161.9 sq. feet)



Main area: Approx. 78.8 sq. metres (847.9 sq. feet)

Plus garages, approx. 15.0 sq. metres (161.9 sq. feet)

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



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











