



7 Anglers Way, Waterbeach, Cambridge, CB25 9RD
Offers In Excess Of £500,000 Freehold



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A MODERN AND IMMACULATELY PRESENTED DETACHED FAMILY HOME BUILT IN 2017 PROVIDING GOOD FAMILY ACCOMMODATION TOGETHER WITH GARAGE, DRIVEWAY PARKING AND WEST-FACING GARDEN IN WATERBEACH.

- Modern detached family home measuring 1075 sq ft
- Immaculately presented accommodation with a high-quality finish
- Desirable modern development with a large central play area
- Walking distance to the railway station, school, village green and local facilities
- No onward chain

4 bedrooms including master bedroom suite with shower room – family bathroom suite – sitting room – kitchen/dining room – utility room – WC – garage & driveway parking – front & rear gardens

This attractive red brick detached 4 bedroom family house is located at the beginning of an established modern development with a large central green and play area close to the mainline station, popular primary school, local amenities and riverside walks. The property was built in 2017 and provides well-cared for and beautifully presented accommodation measuring 1075 sq ft arranged over two light-filled floors. The entrance hall leads to the generous sitting room which has a window overlooking the front aspect and attractive wood flooring which continues through to the kitchen/dining room. Double doors from the sitting room open into the dining area which has glazed double doors opening to a paved patio area and rear garden beyond. The well-equipped kitchen provides and extensive range of high-gloss contemporary units and drawers, attractive working surfaces and matching breakfast bar and integrated appliance including a dishwasher and electric oven with gas hob and extractor fan above. The utility room provides additional storage and working surfaces and leads to the WC and side garden area. Upstairs, the first-floor landing has a built-in storage cupboard and leads to the family bathroom suite and four bedrooms. The master bedroom benefits from an en suite shower room and dressing area/study space. Outside, the property is set back behind a neat lawn with shrubs and a block paved driveway which provides parking for two small vehicle and leads to the single garage. Gated side access leads to the enclosed west-facing rear garden which is predominantly laid to lawn with paved patio area and timber garden shed.

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 is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10. 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.

Agents Note

Council Tax Band – E (£2,409 per annum)

Service charge for upkeep of communal areas (£183 per annum in 2022)

Fixtures and Fittings

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

Services

All mains services connected

Statutory Authorities

Cambridge City Council

South Cambridgeshire District Council

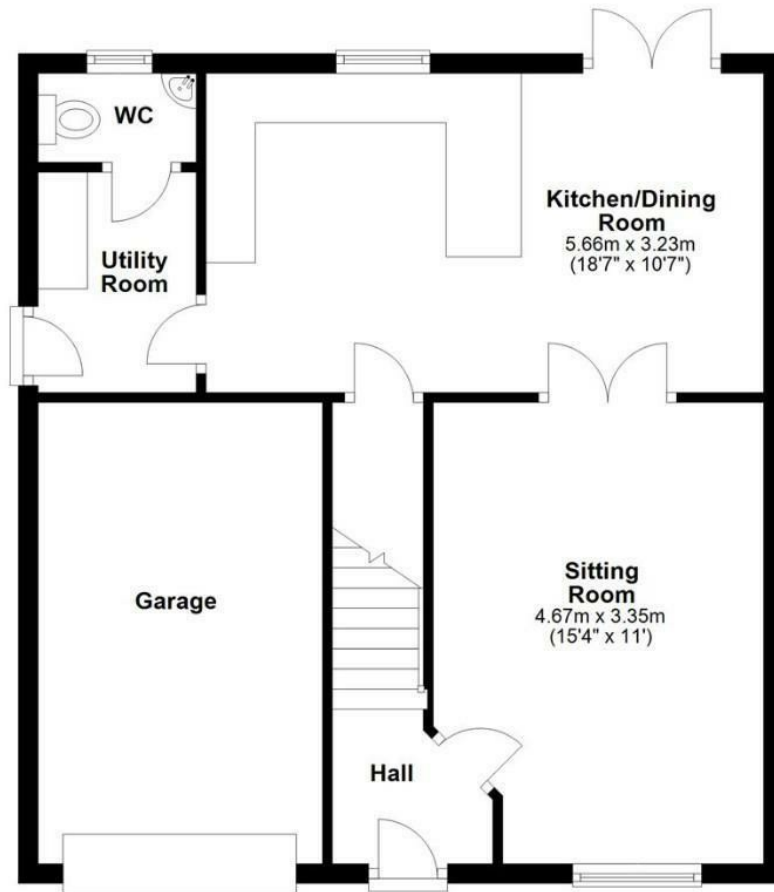
Council Tax band unknown

Viewing

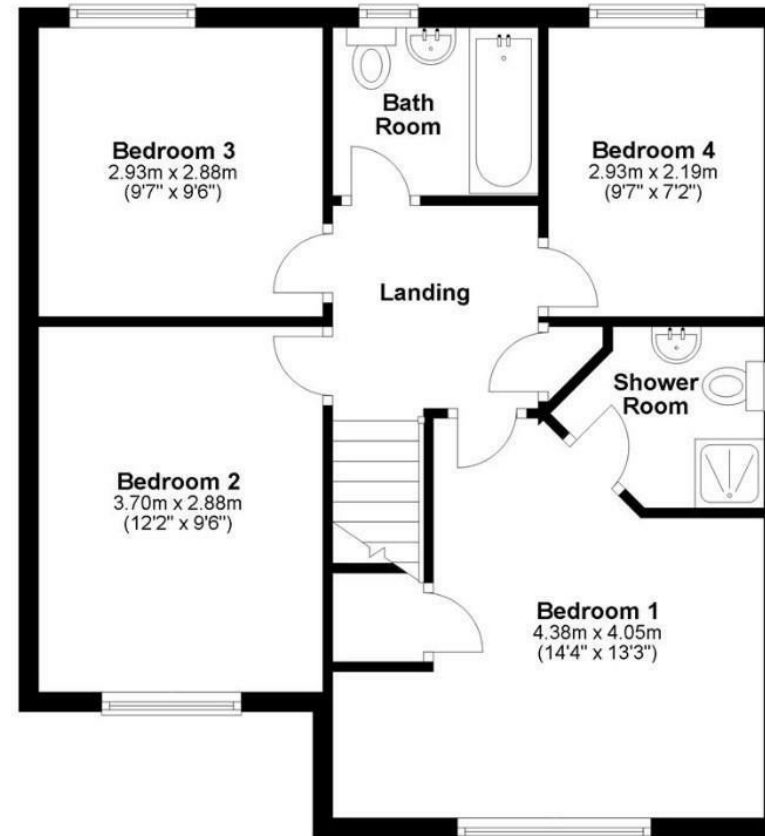
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 100 sqm (1075 sqft)

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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