

ENTRANCE HALLWAY Double radiator, under stairs storage area, built in cupboard, wood flooring, stairs rising to first floor.

DOWNSTAIRS CLOAKROOM Double glazed window to front aspect, inset w.c, wash basin.

LIVING ROOM 16' 0" x 15' 1" (4.88m x 4.6m) Two double glazed windows to front aspect, double radiator, fireplace with inset log burner, double doors leading to dining room.



DINING ROOM 16' 9" x 10' 0" narrowing to 9'2" (5.11m x 3.05m) Double glazed sliding doors leading to garden, double glazed window to side aspect, double radiator.



KITCHEN/BREAKFAST ROOM 10' 8" x 10' 7" (3.25m x 3.23m) Double glazed window to rear aspect, a comprehensive range of matching base and wall mounted units with worksurfaces, inset sink unit, space and plumbing for dishwasher, space for electric cooker, integrated extractor canopy, tiled floor.

UTILITY ROOM 9' 2" x 7' 11" (2.79m x 2.41m) Double glazed door to garden, double glazed window to rear aspect, range of matching base and wall mounted units with worksurfaces, inset sink unit, space and plumbing for washing machine, space for free standing fridge/freezer, tiled floor.



FIRST FLOOR LANDING Double glazed window to front aspect, two built in storage cupboards, double airing cupboard housing hot water cylinder, stairs to second floor.

BEDROOM TWO 11' 4" x 11' 4" to wardrobe front (3.45m x 3.45m) Double glazed window to front aspect, fitted wardrobes with sliding mirrored doors.

BEDROOM THREE 12' 6" x 9' 2" (3.81m x 2.79m) Double glazed window to front aspect, single radiator, built in wardrobe.

BEDROOM FOUR 11' 0" x 6' 11" (3.35m x 2.11m) Double glazed window to rear aspect, double radiator, built in wardrobe.

BEDROOM FIVE/STUDY 11' 0" x 6' 11" (3.35m x 2.11m) Double glazed window to rear aspect, double radiator.



BATHROOM Double glazed window to rear aspect, modern suite comprising wash basin, low level w.c, p-shaped bath with inset shower, heated towel rail, part tiled walls.

SHOWER ROOM Double glazed window to rear aspect, shower cubicle with inset shower, low level w.c, pedestal wash hand basin, double radiator, tiled splash backs.

SECOND FLOOR LANDING Door to boarded loft space with light and power connected and solar panel control unit.

BEDROOM ONE 15' 6" x 9' 2" (4.72m x 2.79m) Two double glazed sky lights to front aspect, two double glazed sky lights to rear aspect, eaves storage cupboards, double radiator, inset spot lights.

OUTSIDE There is a driveway to the front of the property providing off road parking for two vehicles and a block paved pathway leading to the front door with a range of mature shrubs. There is an established rear garden offering a good degree of privacy in our opinion laid mainly to lawn with patio area, a range of established mature trees and shrubs, shed, greenhouse and log store.

There is a side door leading to the integral garage with light and power connected and electric up and over door, wall mounted gas boiler.



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20 Payton Way, Waterbeach, Cambridge,
CB25 9NS

£525,000 Freehold

A beautifully presented detached family home, that has undergone a series of improvements and extensions in order to offer sizeable accommodation throughout. Comprises two reception rooms, large kitchen/breakfast room, utility room, first floor bath and shower rooms in addition to established gardens.



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