

**ENTRANCE HALLWAY** Double glazed external door, radiator, coving, wood effect flooring, stairs rising to first floor, doors to lounge/diner and kitchen.

**KITCHEN** 10' 8" x 7' 10" (3.27m x 2.40m) Double glazed window to rear aspect, range of matching base and wall mounted units, inset one and half bowl stainless steel sink unit with drainer, built in gas oven with four ring gas hob, space for fridge/freezer, coving, radiator, tiled splash backs.

**LOUNGE/DINER** 14' 7" x 12' 4" (4.47m x 3.78m) Double glazed window to side aspect, double glazed door to rear garden, under stairs storage cupboard, coving, radiator, wood effect flooring.

**FIRST FLOOR LANDING** Doors to bedrooms and bathroom.

**BATHROOM** Obscured double glazed window to front aspect, three piece suite comprising pane enclosed bath with shower over, low level w.c, wash hand basin, chrome heated towel rail.

**BEDROOM ONE** 12' 5" x 8' 5" (3.80m x 2.59m) Double glazed window to rear overlooking the garden, space for wardrobe, radiator.

**BEDROOM TWO** 10' 11" x 8' 6" (3.33m x 2.60m) Double glazed windows to rear and side aspect, radiator.

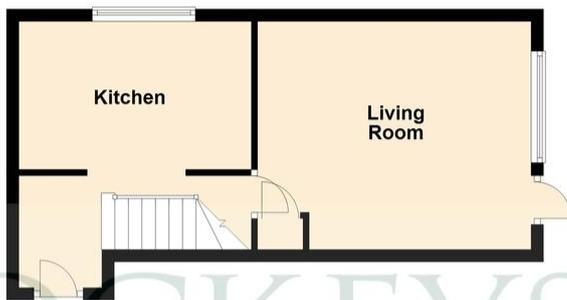
**BEDROOM THREE** 9' 4" x 5' 10" (2.85m x 1.78m) Double glazed window to rear aspect, radiator.

**OUTSIDE** There is a driveway to the front leading to a single garage (housing space and plumbing for washing machine and space for tumble dryer). The rear garden is laid to lawn with a range of mature flower beds, large patio area with pergola and fully enclosed with large decking area to the side.

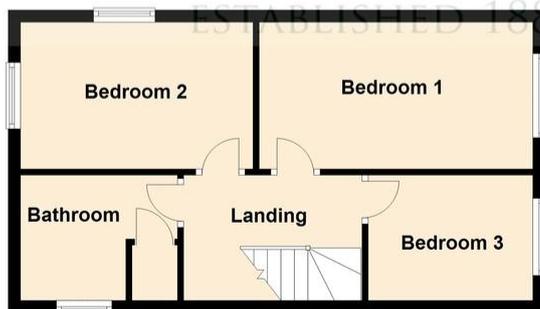




Ground Floor



First Floor



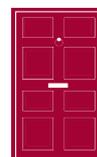
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58 Providence Way, Waterbeach,  
Cambridge, CB25 9QJ

£350,000 Freehold

A three-bedroom home that is tucked away in a quiet cul-de-sac in the popular village of Waterbeach. With a stunning, non-overlooked garden that wraps around the rear of the property, offering work from home potential whilst still providing good living space throughout. A perfect home for anyone looking to upsize close to Cambridge.



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