

**ENTRANCE HALL** Glass panelled double glazed door, double glazed window to side, doors off to living room, wc, kitchen/diner, stairs to first floor, under stairs storage, tiled flooring.

**LIVING ROOM** 12' 11" x 12' 3" (3.94m x 3.74m) Double glazed window to front, radiator.

**GROUND FLOOR CLOAKROOM** Two piece suite comprising a low level wc and corner pedestal wash basin with tiled splashback, extractor, radiator and tiled flooring.

**KITCHEN/DINER** 18' 0" x 9' 3" (5.51m x 2.84m) **KITCHEN AREA**

Double glazed window to rear over looking the garden, range of wall and floor mounted base units with stainless steel sink unit with drainer, integrated dishwasher and fridge/freezer, radiator, tiled flooring.

**DINING AREA**

Double glazed to side with double glazed French doors to rear, door to utility area, tiled flooring.

**UTILITY AREA** Double glazed door to side, range of wall and floor mounted base units, space and plumbing for washing machine, space for tumble dryer, cupboard housing the wall mounted gas fired boiler unit, tiled flooring.

**STAIRS TO FIRST FLOOR LANDING** Doors off to bedrooms and bathroom, loft access, airing cupboard.

**BEDROOM ONE** 12' 11" x 10' 9" (3.94m x 3.28m) Double glazed window to front, built-in wardrobe storage, radiator.

**ENSUITE** Double glazed window to front, three piece suite comprising a corner shower unit with tiled surround, pedestal wash basin with tiled splashback and low level wc, chrome heated towel rail, extractor.

**BEDROOM THREE** 9' 6" x 8' 3" (2.90m x 2.53m) Dual aspect double glazed windows to side and rear, radiator.

**BEDROOM TWO** 9' 7" x 9' 6" (2.93m x 2.91m) Double glazed window to rear, radiator.



**BATHROOM** Double glazed window to side, three piece suite comprising low level wc, pedestal wash basin with tiled splashback and panelled bath with electric shower over, extractor, radiator.

**OUTSIDE** To the front of the property is a small shrubbed garden with pathway leading to the front door and brick weave driveway providing off road parking for two cars, leading to side access to the rear garden and garage.

The rear garden is mainly laid to lawn with mature shrubs and flowers set to borders, patio area, fully enclosed by fencing, door leading to the garage.

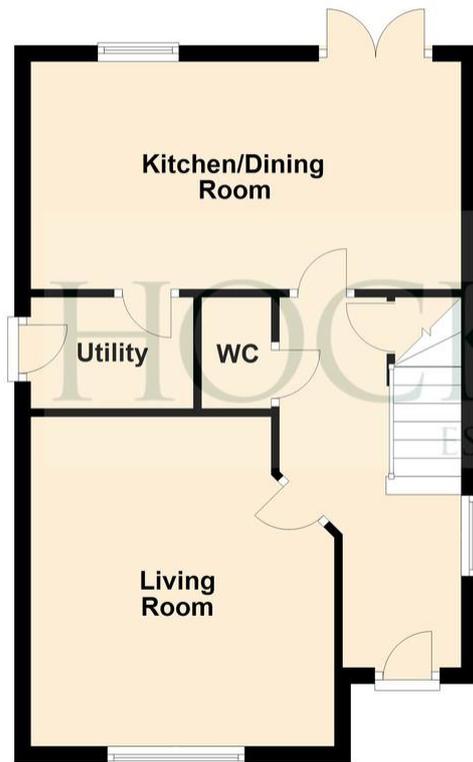
**LOCATION AND FACILITIES** Waterbeach is a large, well served village, located approximately 6 miles north of Cambridge and benefits from excellent access to the A14 and A10.

In addition there is a railway station in Waterbeach which offers convenient access into London via Cambridge.

There are many shops and facilities including a bakery, village stores with post office, public houses and social club.



Ground Floor



First Floor



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5 Anglers Way, Waterbeach,  
Cambridge, CB25 9RD

£415,000 Freehold

An Immaculately presented, three bedroom detached home that oozes natural light throughout the entire property and is being sold conveniently with no onward chain.

The property provides an open plan kitchen/diner to the rear of the property looking over the rear garden along with three sizeable bedrooms on the first floor, with the master having an en-suite.



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