

GRAY TOYNBEE

6 Robson Terrace Cody Road

Waterbeach, CB25 9GR

Guide price £550,000

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- Convenient village location
- Converted garage
- Parking
- Large garden







A modern four-bedroom detached family home, offering an enclosed rear garden, off-street parking and situated within convenient reach of local amenities.

The groundfloor accommodation comprises a spacious kitchen/dining area, with the well-appointed kitchen featuring a range of wall and base units with work surfaces over. Integrated appliances include an oven, hob, dishwasher and further space for a freestanding washing machine and fridge freezer. The bright living room benefits from an abundance of natural light, with patio doors providing direct access to the rear garden. Completing the ground floor is a cloakroom and a useful understairs storage cupboard.







Upstairs, the principal bedroom benefits from an en-suite shower room and built-in wardrobe space. There are three further bedrooms, two of which are well-proportioned doubles, along with a single bedroom. Three of the four bedrooms benefit from air conditioning units. The family



bathroom is well fitted with a bath with shower over, WC, basin and heated towel rail.

Outside, the property benefits from a driveway providing off-street parking for two vehicles. The former garage has been thoughtfully converted and is currently utilised as a home salon, complete with plumbing and air conditioning, with a separate workshop area to the rear. A secure gate provides access to the rear garden which is predominantly laid to lawn, with a spacious patio area adjoining the property.

The village of Waterbeach is a popular and thriving village. At its centre is a traditional village green with a variety of shops and pubs surrounding it. There are excellent recreational facilities in the village, as well as a primary school. The village is just off the A10 which provides good access to the A14, Cambridge Science Park, and the City, all of which are under 4 miles away. Waterbeach also has a railway station, which makes the village extremely popular with those needing to commute to London and Cambridge. It is also served by served by the Busway 100 and PR5 route, providing convenient connections to Cambridge and surrounding destinations.

SatNav: CB25 9GR
What3Words: ///caravan.swims.even

Agents note - There is an annual maintenance fee of approx. £265.00 to contribute towards the upkeep of the communal areas.



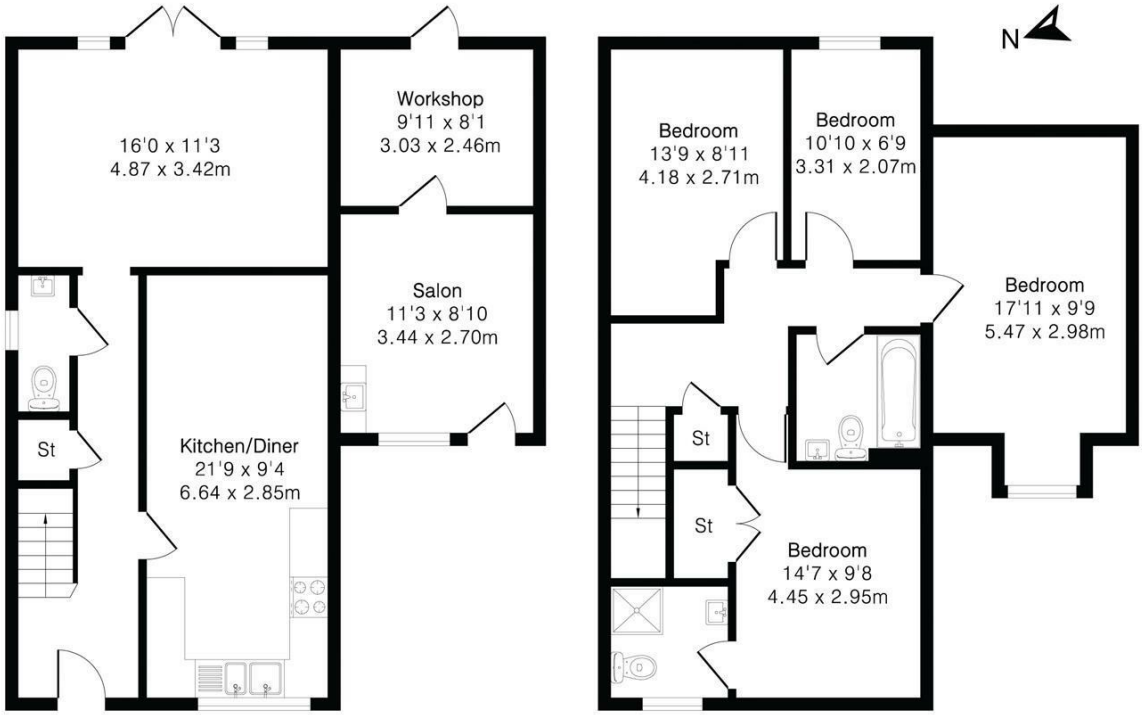


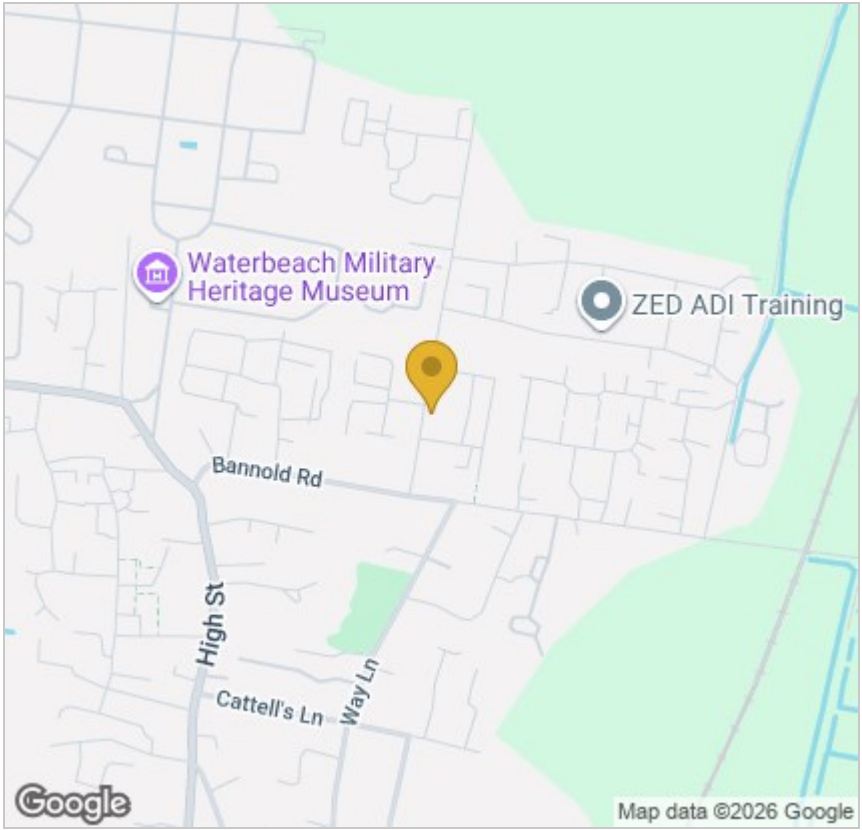
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Approximate Gross Internal Area 1450 sq ft - 135 sq m

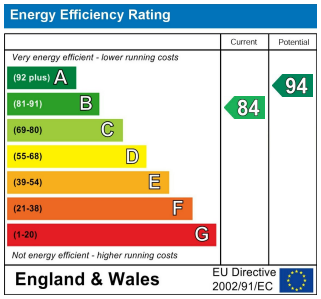
Ground Floor Area 744 sq ft – 69 sq m

First Floor Area 706 sq ft – 66 sq m





Energy Efficiency Graph



Tenure: Freehold

Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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