



PAYTON WAY
Waterbeach

Carter Jonas

PAYTON WAY, WATERBEACH, CAMBRIDGE, CB25 9NS

- City Centre - approx. 5 miles
- Waterbeach Railway Station - approx. 0.8 miles
- Addenbrookes Hospital - approx. 7 miles

Detached house • Immaculately presented • Sitting room • Kitchen/dining room • 3 Bedrooms • Study/bedroom 4 • Family bathroom • EPC rating E

DESCRIPTION

The well-proportioned accommodation measures close to 1,300 sq.ft including an entrance hall, sitting room, kitchen/dining room, study/ground floor bedroom, cloakroom, three first floor bedrooms and a bathroom. Externally enjoying driveway parking and a wonderfully established and spacious rear garden.

Entering into the entrance hall with stairs rising to the first floor. The sitting room is particularly spacious with engineered wood flooring, a window to front aspect and bi-folding doors leading to the rear garden. The kitchen/dining room boasts a stylish kitchen with fitted units and drawers with oak worktops over and an inset butler sink. Integrated appliances include a dishwasher, double oven and with space and plumbing for further freestanding appliances. Ample dining space and sliding doors leading to the rear garden. The study/ground floor bedroom, which was once the original sitting room, enjoys a window to front aspect. The cloakroom, positioned beside the front door, offers a sink and WC.

**AN IMPECCABLY PRESENTED AND FAVOURABLY POSITIONED THREE/
FOUR BEDROOM DETACHED HOUSE BOASTING A GENEROUSLY SIZED
PLOT IN THE HEART OF THE VASTLY POPULAR VILLAGE OF WATERBEACH.**



The landing enjoys a window to the side aspect and loft access. All three bedrooms are double in size with the two larger enjoying fitted wardrobes. The bathroom is extensively tiled and hugely stylish with a double sized shower cubicle, bath, vanity sink unit, WC and heated towel rail.

OUTSIDE

The property is approached via the paved driveway providing ample parking. The rear garden is surprisingly large and wonderfully mature being predominately lawned with a raised decked seating terrace and a wonderful selection of established shrubs, hedging and trees.

LOCATION

Located just 5 miles north of the centre of Cambridge, the location is ideal for those needing access to the varied amenities the city has to offer along with the business and science parks on the northern fringes. For those needing to commute, there is easy access the A14 (leading to M11 and A11) along with mainline railway stations at Waterbeach and Cambridge North. The village of Waterbeach has a good range of local facilities including public houses, bakery, convenience stores, a pharmacy and riverside walks along with a Tesco supermarket and further amenities in Milton. There is schooling for all ages in the immediate area.

ADDITIONAL INFORMATION

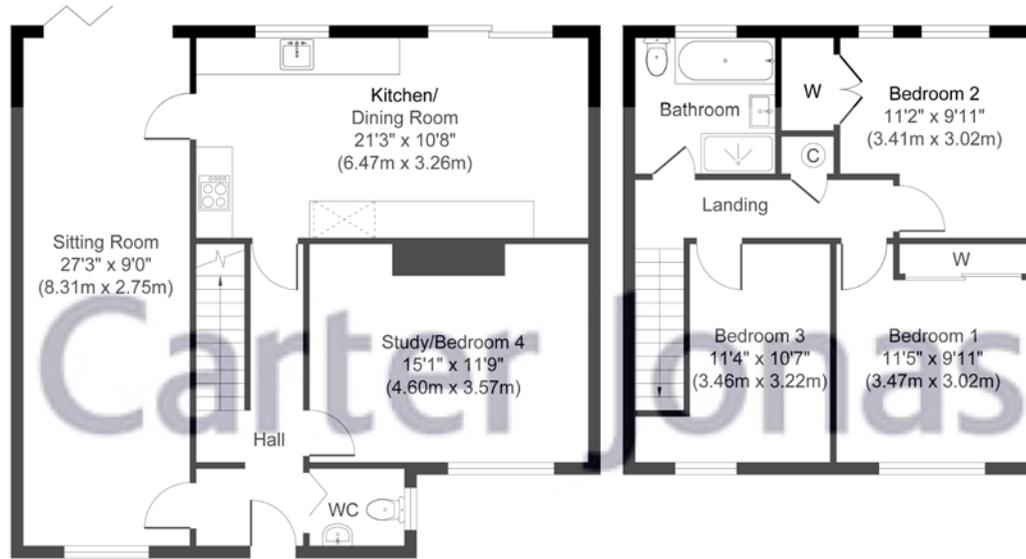
Tenure: Freehold

Services: Gas fired central heating. Mains water, gas, drainage and electricity

Local Authority: South Cambridge District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Ground Floor
 Approximate Floor Area
 780 sq. ft
 (72.40 sq. m)

First Floor
 Approximate Floor Area
 472 sq. ft
 (43.90 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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