



Payton Way

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A bright, well planned, and beautifully presented, modern home, set in a quiet cul-de-sac, with a good size garden, garage and off-road parking.

Guide Price:  
£385,000

Payton Way, Waterbeach,  
CB25 9NS



The property is nicely proportioned and set back from the road, behind a neat front garden with a long driveway to one side giving access to the garage and providing parking for several vehicles.

There is a welcoming entrance hall with the staircase leading up to the first floor and a modern cloakroom with a w.c, hand-basin and a large built in coat cupboard, located off. The sitting room is dual aspect with a picture window to the front and to the rear there are patio doors leading to the conservatory, which is a good size and provides lovely views over the garden. The kitchen is fitted with a range of floor and wall mounted cabinets and has space for a cooker, dishwasher, washing machine and upright fridge freezer.



On the first floor the landing has a window providing natural light over the staircase and there is a large built in cupboard. The property has three bedrooms; a good-sized double, a second smaller double and a single, there is also a spacious, modern bathroom fitted with a bath with shower over, w.c and hand-basin.

Outside, the rear garden is well maintained with a generous patio adjacent to the house opening to an area of lawn, bordered by shrub beds. A personal door gives access into the garage and there is a passageway leading through to the front of the house.





89 sqm / 962 sqft

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0.06 acre / 261 sqm

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Detached house

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3 bed, 1 recep, 1.5 bath

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Garage & parking

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1970s

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EPC - C / 73

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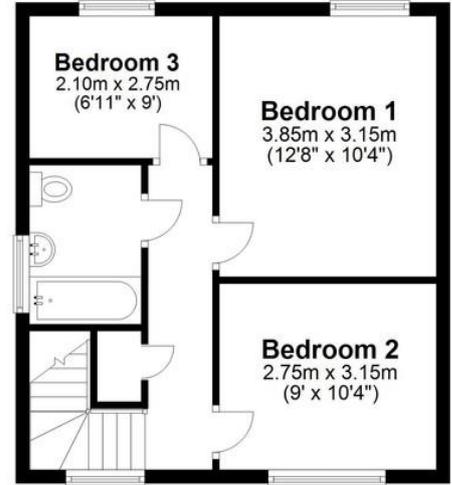
Council tax band - D

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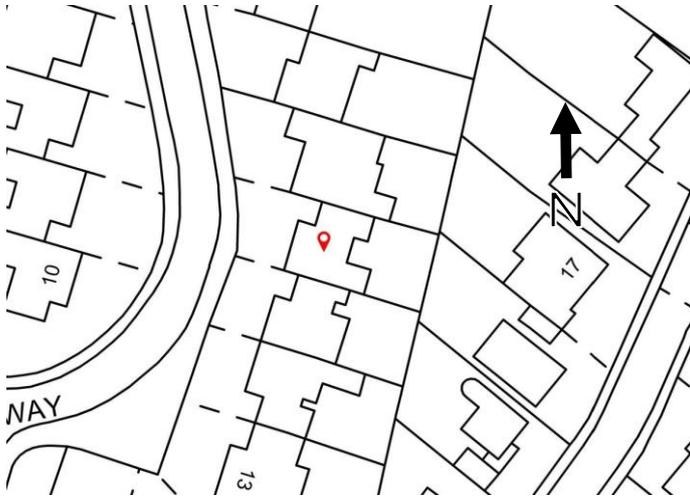




**First Floor**  
Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 89.4 sq. metres (962.3 sq. feet)



Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks.

The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10.

The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities.

There is a good bus service and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

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