Sheep Ley Walk, Waterbeach, Cambridge, CB25 9RZ

CHEFFINS

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Sheep Ley Walk

Waterbeach, Cambridge,
CB25 9RZ

4 3 2

£2,550 PCM

- New Build Development Plot 55 - Stirling
- High Specification Fixtures and Fittings
- Unfurnished
- EPC - B
- Air Source Heat Pump
- Garden
- Garage with Roof Terrace

A superb four-bedroom family home, forming part of the prestigious CALA development in Waterbeach. Finished to a high specification throughout, this beautifully designed home offers spacious and versatile accommodation. At its heart is a light-filled open-plan kitchen/family room with doors opening onto the rear garden complemented by a separate dining room that can also serve as a home office or snug. The first floor provides a generous sitting room, two bedrooms and a family bathroom, while the second floor is dedicated to two impressive double bedrooms, both with fitted wardrobes and en-suite shower rooms. Double Garage and spiral stairs to the roof terrace above. Unfurnished. We regret no sharers. Available now. EPC: B and Council Tax Band: TBC.

LOCATION

Cala at Waterbeach is part of one of Cambridgeshire's most exciting new communities, situated approximately six miles north of Cambridge city centre. This thoughtfully planned development combines contemporary homes with extensive green open spaces, landscaped parks, walking and cycling routes, a picturesque 23-acre lake and a wealth of recreational areas. Waterbeach offers a range of everyday amenities including local shops, cafés, pubs, a primary school, GP surgery and pharmacy, with further facilities planned as the development continues to grow. Cambridge provides an even wider choice of shopping, dining, leisure and cultural attractions. Ideal for commuters, Waterbeach railway station offers regular services to Cambridge in around 10 minutes and direct trains to London King's Cross in just over an hour. The nearby A10 also provides excellent road links to Cambridge, Ely, the A14 and M11. The location is particularly well suited to those working in Cambridge's renowned science and technology sector, with Cambridge Science Park, Cambridge Research Park, Cambridge Business Park and Addenbrooke's Hospital all within easy reach. Offering excellent transport connections, attractive green spaces and an expanding range of amenities, Cala at Waterbeach presents an exceptional opportunity to enjoy modern village living close to Cambridge.

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ENTRANCE HALL
With storage cupboard and stairs to the first floor

UTILITY ROOM
With base units, sink and space/plumbing for a washing machine

CLOAKROOM
With WC and hand basin

DINING ROOM
With front aspect window

KITCHEN/LIVING ROOM
Open plan with french doors to the garden. Base and wall units, induction hob, extractor hood, integrated oven, integrated fridge freezer and integrated dishwasher.

FIRST FLOOR LANDING
with Airing Cupboard and stairs to the second floor

SITTING ROOM
With double aspect front aspect windows

BATHROOM
with bath, shower over bath, WC and hand basin

BEDROOM 3
with rear aspect window

BEDROOM 4
with rear aspect window

SECOND FLOOR LANDING
with Airing Cupboard

BEDROOM 1
With built in wardrobes, rear aspect windows and door to the en-suite shower room

EN-SUITE SHOWER ROOM
with shower cubicle, WC and hand basin

BEDROOM 2
With built in wardrobes, front aspect windows and door to en-suite shower room

EN-SUITE SHOWER ROOM
With shower cubicle, WC and hand basin

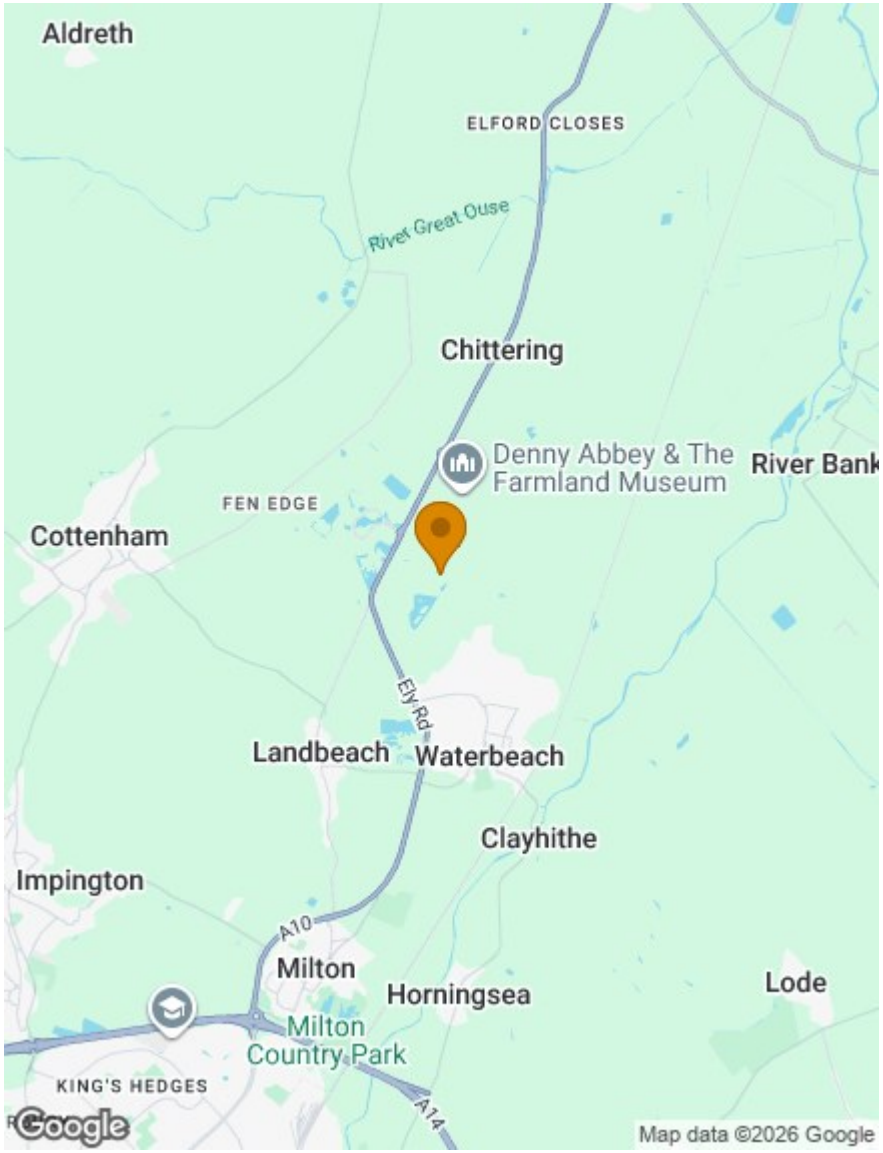
REAR GARDEN
Courtyard garden with access to the garage and spiral staircase to the roof terrace

DOUBLE GARAGE
with electronic up and over door

ROOF TERRACE
located above the garage with spiral staircase access

LETTING AGENT NOTES
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £588
Deposit - £2942


Aldreth
ELFORD CLOSES
River Great Ouse
Chittering
Denny Abbey & The Farmland Museum
River Bank
FEN EDGE
Cottenham
Ely Rd
Landbeach
Waterbeach
Clayhithe
Impington
A10
Milton
Horningsea
Lode
Milton Country Park
KING'S HEDGES
A14
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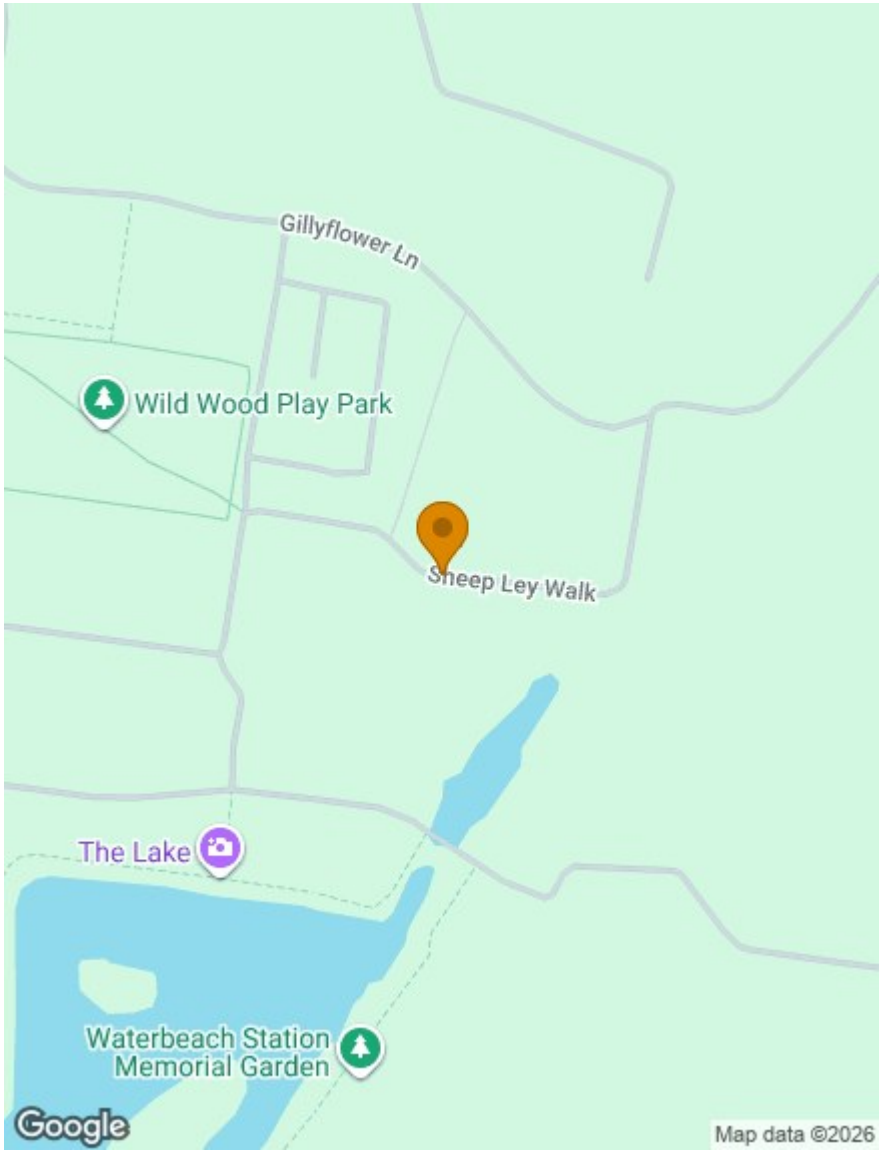
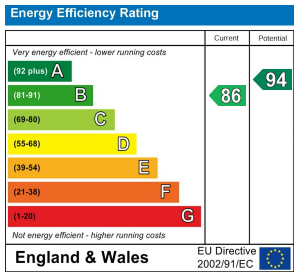
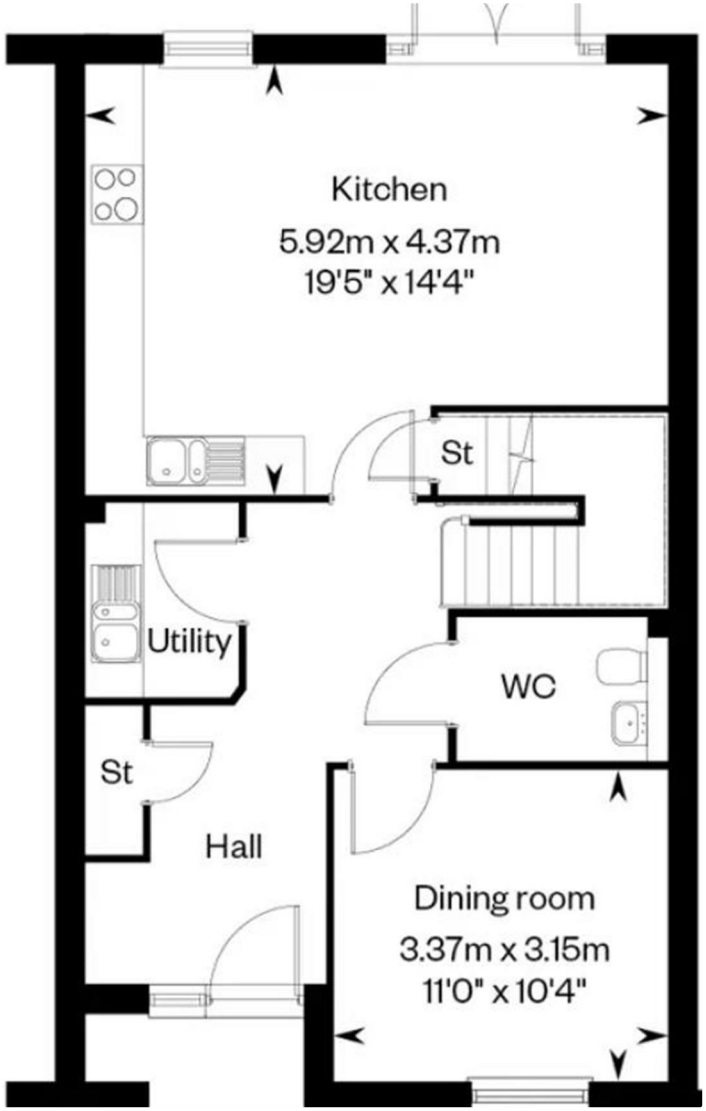
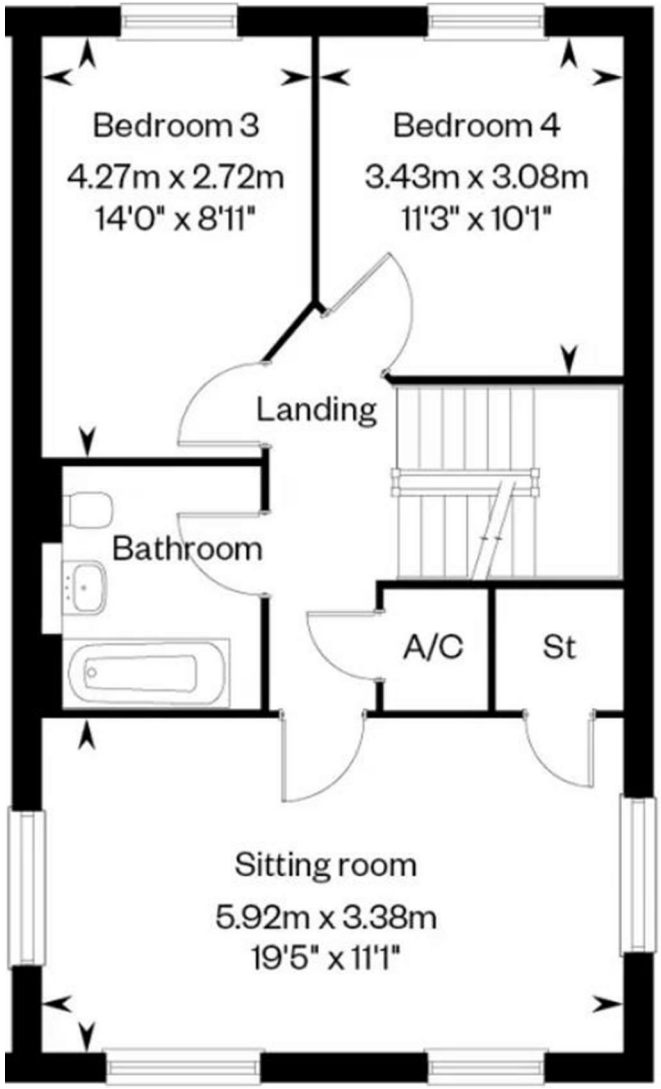
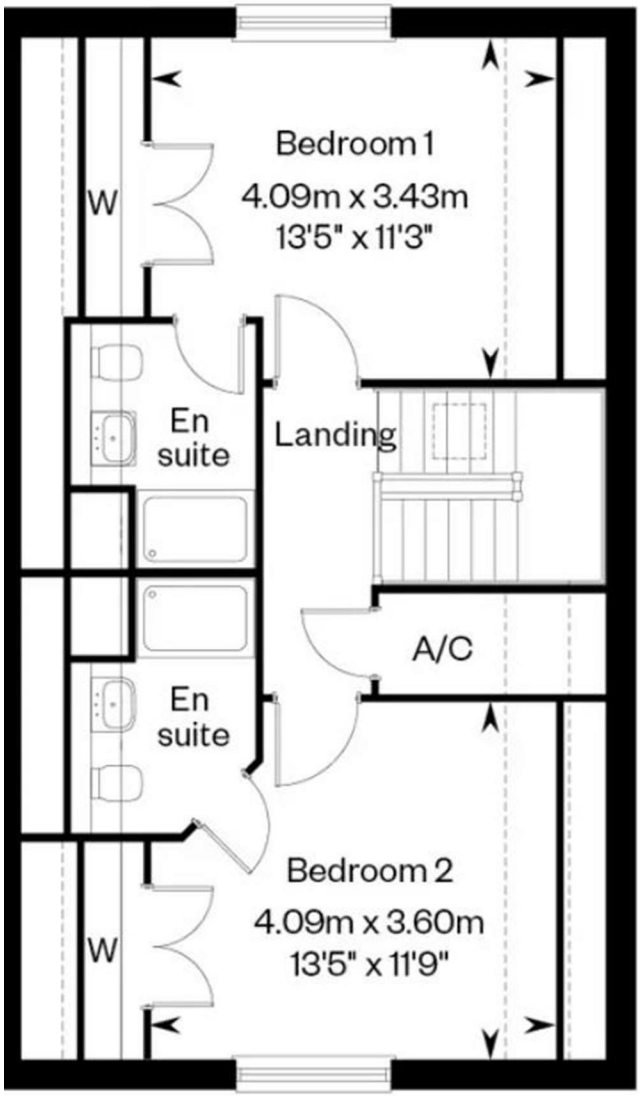

Gillyflower Ln
Wild Wood Play Park
Sheep Ley Walk
The Lake
Waterbeach Station Memorial Garden
Google
Map data ©2026


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
86
94
England & Wales
EU Directive 2002/91/EC







Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.