



Sheep Ley Walk, Waterbeach, Cambridge, CB25 9RZ

CHEFFINS

Sheep Ley Walk

Waterbeach, Cambridge,
CB25 9RZ

A brand-new four-bedroom townhouse within the prestigious CALA development in Waterbeach. Finished to a high specification and arranged over three floors, this impressive home offers spacious and versatile accommodation throughout. The ground floor comprises a generous open-plan kitchen/breakfast room, dining room/snug, utility room and cloakroom. The first floor features a spacious sitting room, two bedrooms and a family bathroom, while the second floor is dedicated to two further double bedrooms, both benefiting from fitted wardrobes and en-suite shower rooms. Further benefits include an enclosed rear garden and a double garage with large roof terrace above. We regret no sharers. Unfurnished, Available now. EPC: B and Council Tax Band: TBC.

4 3 2

£2,550 PCM





LOCATION

Cala at Waterbeach forms part of an exciting new community just six miles north of Cambridge, offering contemporary homes alongside landscaped parks, green spaces, walking and cycling routes, a 23-acre lake and extensive recreational facilities. Waterbeach provides a growing range of local amenities, while Cambridge offers extensive shopping, dining, leisure and cultural attractions. Excellent transport links include trains to Cambridge in around 10 minutes and London King's Cross in just over an hour, with easy road access via the A10 to the A14 and M11. Major employment hubs, including Cambridge Science Park, Cambridge Research Park, Cambridge Business Park and Addenbrooke's Hospital, are also within easy reach.



PORCH

window and door to:

ENTRANCE HALL

built in cupboard, stairs rising to first floor and doors to utility, kitchen/breakfast room, cloakroom and dining room off.

UTILITY

base and wall units, work top, sink and space and plumbing for a washing machine. (washer dryer can be provided).

KITCHEN/BREAKFAST ROOM

kitchen area fitted with base and wall units, work tops, 1.5 bowl sink and integrated appliances including oven, microwave combination oven, 5 ring induction hob with extractor above, fridge freezer and dishwasher. Breakfast area with door to understairs cupboard, window to rear aspect and patio doors to rear aspect opening to garden.

CLOAKROOM

wc and wash basin.

DINING ROOM

window to front aspect.

STAIRS/FIRST FLOOR LANDING

built in cupboard, stairs rising to second floor and doors to sitting room, bathroom and bedrooms 3 & 4.

SITTING ROOM

2 windows to front aspect.

BATHROOM

shower over bath with glass shower, wc and wash basin with vanity unit below.

BEDROOM 3

window to rear aspect.

BEDROOM 4

window to rear aspect.

STAIRS/SECOND FLOOR LANDING

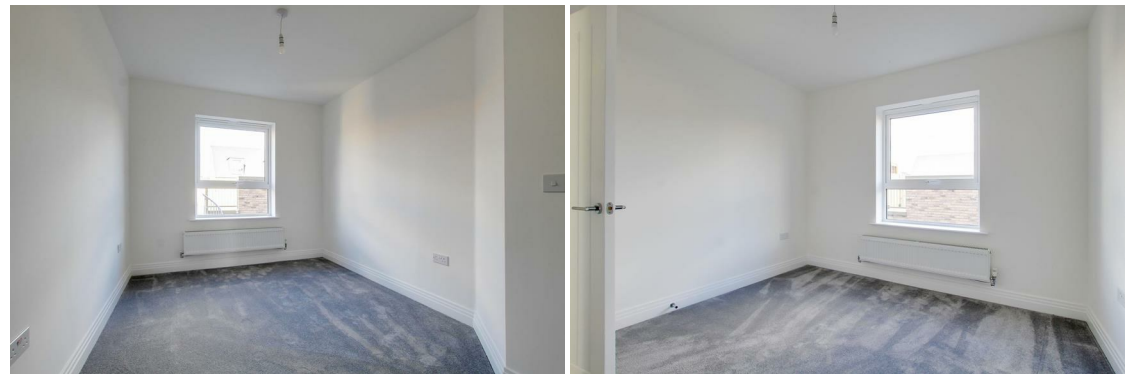
built in cupboard and doors to bedrooms 1 & 2.

BEDROOM 1

built in double wardrobe, window to rear aspect and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc and wash basin with vanity unit below.



BEDROOM 2

built in double wardrobe, window to front aspect and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc and wash basin with vanity unit below.

OUTSIDE

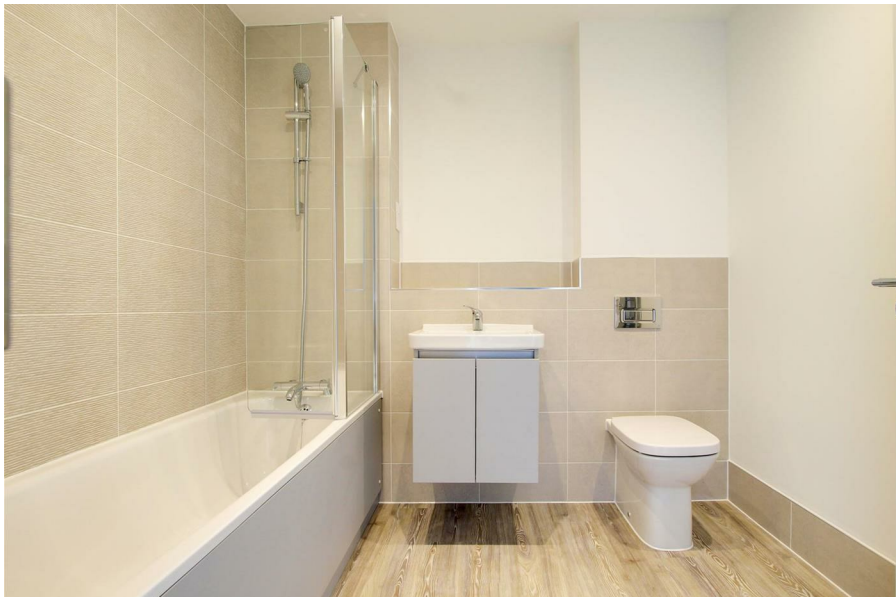
enclosed front garden with shrub border and estate fencing. Double garage to the rear with up and over door, internal door opening to enclosed rear garden (also accessed off the kitchen/breakfast

room) principally paved with small lawn and spiral staircase rising to generous roof terrace above the double garage.

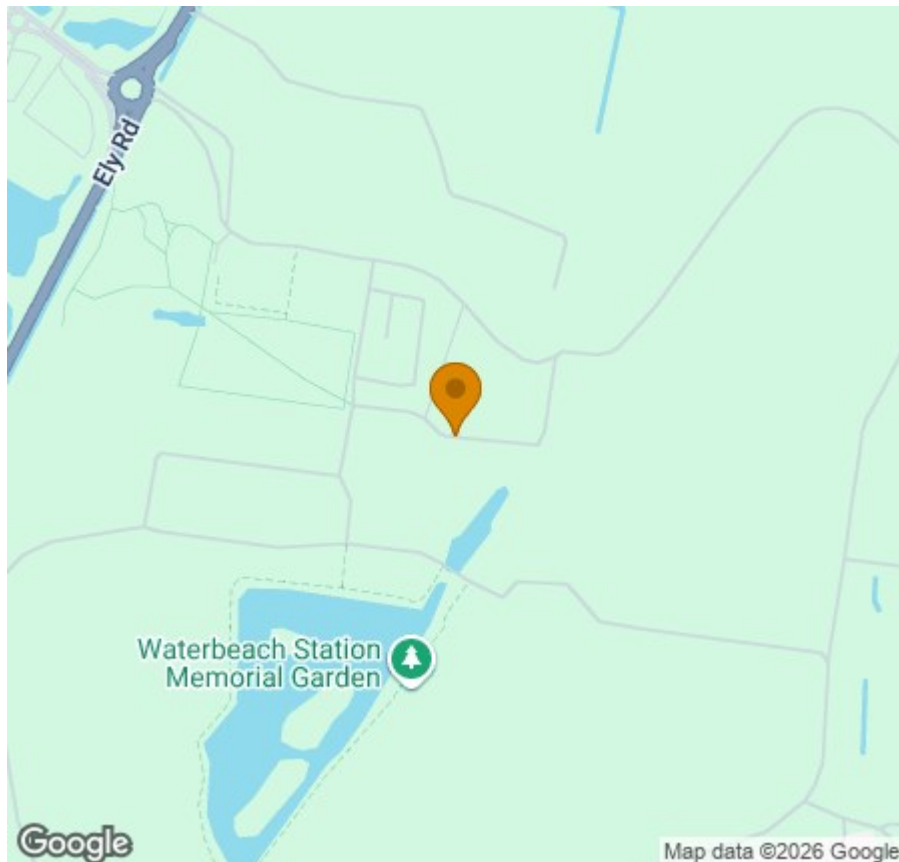
LETTING AGENT NOTES

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

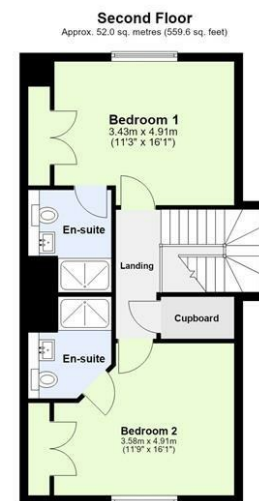
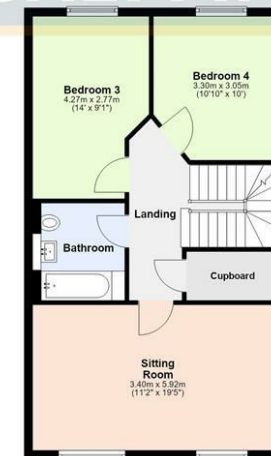
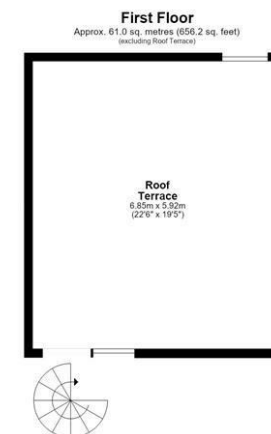
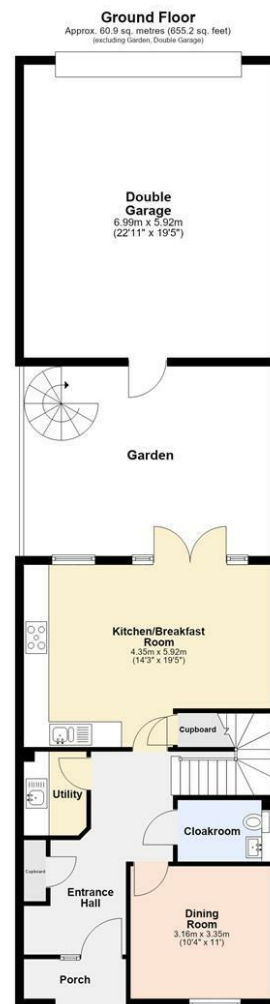
Holding Deposit - £588
Deposit - £2942







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 173.8 sq. metres (1871.0 sq. feet)

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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.