



Design With Character  
Trumpington | Cambridge

**EH**  
EXQUISITE HOME



## Design With Character

One of the many reasons that Cambridge is such a popular place to live is that although it is classed as a city, it is a very compact and well-connected community. With a network of cycle paths and bus routes, the daily commute can be achieved with the minimum of fuss. Trumpington is a much sought-after area on the south western side of the city. Conveniently located for access to the M11, just a few minutes from Addenbrookes Hospital and the Biomedical Campus and within an easy cycle ride or drive of the City Centre and station, it is a popular area with young professional couples and families. Within easy reach of two supermarkets, a corner shop and the Park and Ride, Trumpington has it all.

### Bright And Light

The present owners bought their two-bedroomed ground floor apartment from the developers in 2017, attracted by the high quality of the development and its quiet location. "We're not overlooked, it's a small development with no through road and it looks out over the communal garden, which is lovely. We also appreciate that the kitchen and living area is south facing, so that there's lots of natural light pouring in all day."

There is a dedicated parking space for the apartment, a communal garden with a lawn and colourful shrubs and the rest of the common land has been wilded. The front door opens on to an L-shaped hall with two generous cupboards, one housing the boiler and one the electrics and gas, both with plenty of hanging space and shelves. Straight ahead is the principal bedroom, dual aspect and painted in Mineral Haze, a contemporary dark grey. One of the windows

is floor to ceiling, allowing light to flood the room. Shrubs and trees frame the windows, providing dappled shade when the sun is out. This room benefits from a built-in floor to ceiling wardrobe with plenty of storage space. Next door, the second bedroom, a good-sized double, is currently being used as a home office. This room has a feature wall painted in Mineral Haze and a built in Ikea Pax wardrobe with vast amounts of storage. There is room for a double bed or futon and desk in this spacious room. Leading off from the left of the hall is the sleek and contemporary family bathroom. With a bath with electric shower over, basin and close couple toilet, this is an elegant space, a cleverly placed large mirror reflecting the natural light pouring into the apartment.

### Finely Balanced

The rest of the apartment is devoted to the kitchen/dining and living area. With a wooden floor and the walls painted in a very on-trend turquoise paint, this is an immensely elegant and social space. The kitchen features contemporary cream units with soft close drawers and brand-new granite worktops installed by the owners last year. The fridge/freezer, dishwasher and washer/drier are all integrated. There is a double oven, the top part of which is also a microwave. "We enjoy cooking and entertaining, and this is the ideal space in which to do it. We've had sixteen or so round for dinner in the past, and the space comfortably accommodates twelve guests. The dual aspect living area opens out on to the terrace via a single hinged door, which adds to the light and the space. During the summertime, we love sitting there and relaxing while the sun comes round."



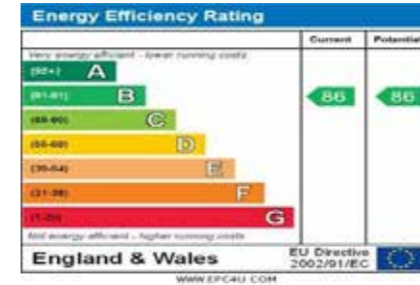


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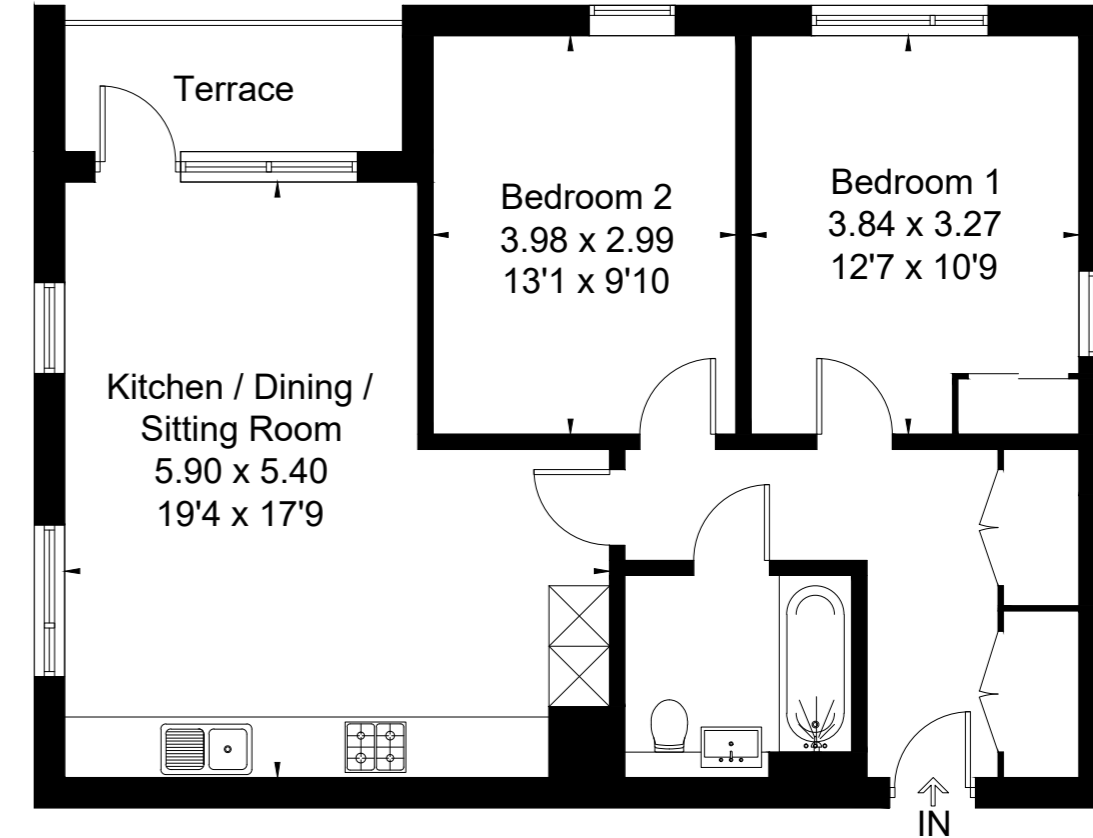
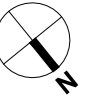
### On Your Doorstep...

In spite of its proximity to Addenbrookes Road, the apartment is extremely quiet, partly due to the double-glazed windows. "We particularly liked this development because it's so secluded and set back from the main road. There are only two small blocks of flats, eight houses and then another six flats at the back. It's a friendly community. All the other flat-owners, bar one, are young professional couples and they're all lovely. This area is ideal for travelling to work. Three of our neighbours work for AstraZeneca and another at Addenbrookes. I cycle into town for work and can be there, via the guided busway, in fifteen minutes. It's ideal."

There are plenty of leisure activities in Trumpington and beyond. The Green Man pub is about a ten-minute walk away, while Grantchester with its picturesque water meadows and riverside pubs is about a thirty-minute walk. The area is ideal for cycling and dog walking, and the Trumpington Allotments and Community Orchard are just up the road from the development. With local shops, pubs and open green spaces nearby as well as excellent road and rail links, this elegant apartment is the perfect haven for hard-working professionals.



Approximate Area = 69.3 sq m / 746 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



## Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

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