



City Living  
Trumpington | Cambridge | Cambridgeshire

EH  
EXQUISITE HOME



*“ We liked the location. It was ideal for work, close to the park and good for schools, plus we were attracted by how quiet and peaceful it was.”*



## City Living

On the south western side of Cambridge is the popular and much sought-after district of Trumpington, a hub for young professionals and families alike. Everyone cycles in Cambridge and there is a huge network of cycle paths and routes running into the city centre, Addenbrookes, the Biomedical Campus, the university and the Science Park. Commuting is quick and easy from this part of town.

For those who need to drive or take the train, the M11 and Cambridge Station are both within an easy drive or cycle ride. Trumpington is full of green spaces and play areas and there are several nurseries, primary and secondary schools within easy reach, making this a great place to bring up a family. The beautiful City Centre is awash with independent shops, cafes, bistros and restaurants and the cultural scene is second to none.

### Elegant by Design

On a very quiet street near Trumpington High Street sits this contemporary development, built three years ago. With accommodation over three floors and two sunny roof terraces, this four-bedroomed home is presented in immaculate order. The present owners bought it two years ago. "We liked the location. It was ideal for work, close to the park and good for schools, plus we were attracted by how quiet and peaceful it was."

All the properties share a large communal space, and in addition, there is a driveway and a garage for off street parking. The front door and all the window frames are painted in a smart, on-trend dark grey. The front door leads into the light-filled entrance hall with plenty of storage. The ground floor, master bedroom and sitting rooms are floored with wooden floorboards and have underfloor heating, giving it a welcoming and cosy feel. A smart cloakroom is located off to the right and the hall leads on to the beautifully designed modern kitchen and dining room. The pale walls, warm wooden floors and recessed

halogen lighting make this space clean, airy and inviting. The kitchen is by Hamilton Kitchens, with soft close drawers, an island complete with gas hob and extractor fan, double electric oven and integrated appliances. This space is ideal for family life, with plenty of room for preparation and cooking and the delightful open plan layout contributing to the property's flow.

The entire back wall is made of glass, allowing natural light to flood in. There is room for a good-sized dining room table and chairs and this area could also be used to store children's toys and as a playroom. Through the doors, a stone paved seating area leads on to a lawn and flower beds which have been planted up with fragrant roses, geraniums, clematis and a cherry tree. A further seating area takes advantage of the sunny aspect at the back of the garden. The wooden boundary fence has trellis on the top of it allowing keen gardeners to train climbing plants up the surface for fragrance and colour. The garden is completely enclosed, making it safe for children and pets.







#### Spacious First Floor

The staircase curves up to the first-floor landing leading to two good-sized bedrooms and the pretty living room. With a large picture window looking out to the front, wooden floorboards and a door giving access to the first-floor roof terrace, this lovely room has an almost Mediterranean feel with light pouring in through the window and door and the sunny roof terrace available for relaxing upon. The owners very much enjoy it. "We use it a lot in the summer – you get a refreshing breeze blowing across it and it's a real suntrap." The principal bedroom is particularly airy, with two large windows letting in natural light. It further benefits from an en suite shower room in a neutral palette with a contemporary three-piece bathroom suite. The second bedroom is currently being used as an office, ideal for anyone who needs to work from home.

#### Sunny Aspect

The staircase rises up to the second-floor landing from which radiate two further bedrooms and the family bathroom. Each bedroom has two windows, enjoying views out over Trumpington. There is a further large roof terrace, allowing the owners to enjoy fresh air and outdoor living whenever they please. The contemporary family bathroom has a bath with shower over, toilet and basin.

#### Friendly Community

Families with children live in the property on either side. The proximity of state and private schools nearby makes this a mecca for those seeking good education. With easy access to the city centre, rail and road links, pubs, green space and Cambridge's main employers, this immaculate house would make a wonderful family home.









Energy Efficiency Rating		Current	Potential
A	B	C	D
E	F	G	
<small>Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-54), G (1-20)</small>			
England & Wales		EU Directive	2002/91/EC

Approximate Gross Internal Area = 195 m<sup>2</sup> / 2099 ft<sup>2</sup>  
 Garage = 30 m<sup>2</sup> / 323 ft<sup>2</sup>  
 Total = 225 m<sup>2</sup> / 2422 ft<sup>2</sup>  
 Excluding roof terraces  
 For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Exquisite Home © 2021

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