



EH

EXQUISITE
HOME

A SUNNY DISPOSITION

Cambridge is undoubtedly one of the most beautiful cities in the UK. A mecca for tourists, its remarkable university buildings, churches, cultural centres and location on the banks of the River Cam make it a popular destination for those who work locally, as well as commuters taking advantage of its excellent road and rail links.

Trumpington, a ward to the southwest of the city, is a delightful area full of play areas and green spaces. There are several nurseries, primary and secondary schools nearby, ideal for families and plenty of independent shops, cafes and restaurants add to the buzzy vibe of the area. The Science Park, the university, Biomedical Campus and Addenbrookes are all easily accessible via a network of cycle and bus routes. Both the M11 and Cambridge station are within easy reach.





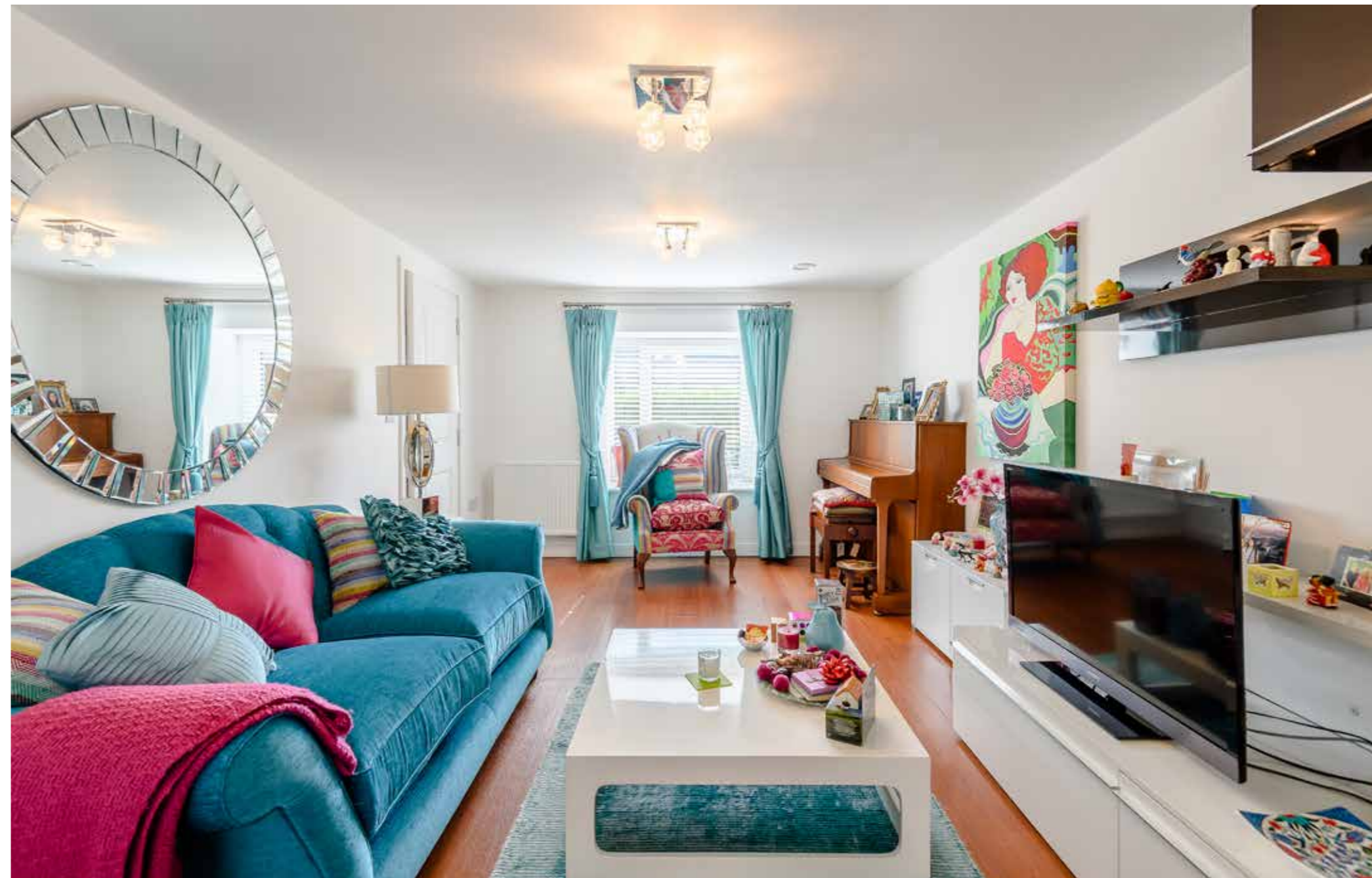
On a quiet turning, close to the Park and Ride and Waitrose is this stunning three-storey town house, spacious and flooded with natural light. Built by Barratts', it still has a year to run on its NHBC guarantee. The present owner bought it as soon as it was built in 2013 attracted by its wonderful location and practical layout. There is far more to this property than meets the eye. As well as flexible and versatile accommodation arranged over three floors, the garage to the back of the house provides two floors, one of which has been converted into a studio.

The front door leads straight into the hall with a useful cloakroom to the right. The entire house has warm wooden flooring giving it a welcoming and cosy feel. The sitting room leads off the left of the hall, a comfortable and spacious room ideal for relaxation, watching TV, playing games and socialising. A pair of glass double doors lead into the open plan kitchen/diner and the owner loves the fact that they can be closed to convert this space into two separate rooms, or left open for a lovely flow. Natural light floods into the kitchen/diner through the double doors out on to the back garden. The kitchen is sleek and elegant with cream cabinets and integrated appliances, including a dishwasher, fridge, freezer and washer/dryer. The large oven is electric with a gas hob and an extractor hood. There is plenty of room for a table and chairs and this is the ideal space for modern family living.

The stairs rise to the first floor where three bedrooms (one en suite) and the family bathroom can be found. Two of the bedrooms are good sized doubles, one with a smart en suite shower room. The third is a single room, ideal for a nursery, a child's bedroom, or even a home office. The second floor is entirely occupied by the master suite, a delightful bedroom, dressing room and bathroom. With the air of a smart, city centre boutique hotel, light flooding in through the dormer windows, this is a delightful oasis on the second floor, with views over Trumpington. The dressing room has mirrored built-in wardrobes plus extra storage and the bedroom has a surprisingly spacious extra built-in cupboard. The sleek shower room completes this lovely suite.



Beautifully Bright





LOCATION

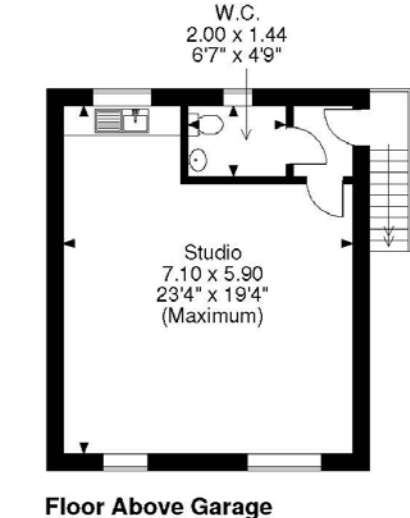
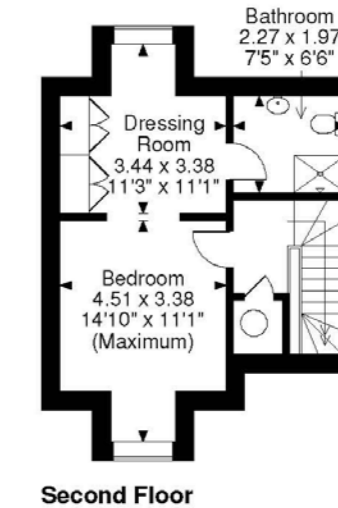
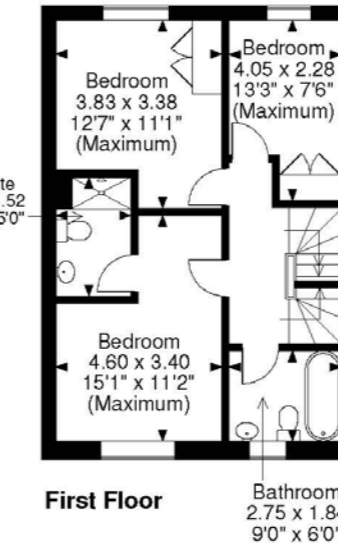
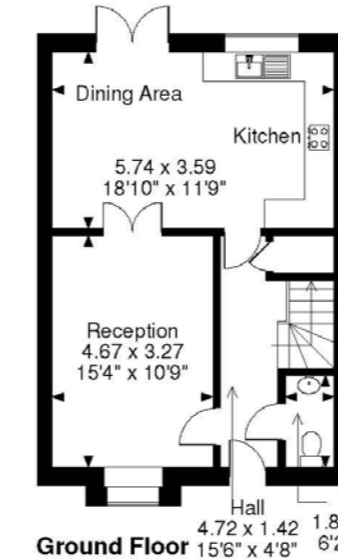
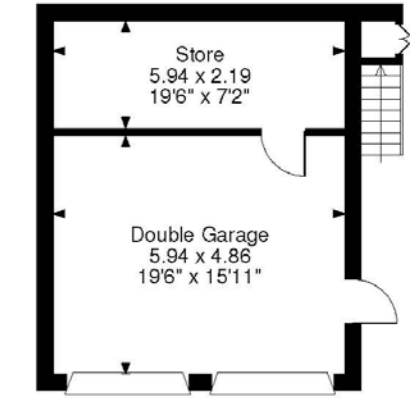
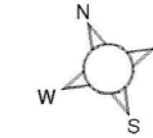
The small courtyard garden is paved with a decking area, but for a green-fingered owner, this could easily be planted up with shrubs and perennials. The two-storey garage is accessed both via a door and a flight of stairs from the back of the garden. The garage is double, with room for two cars, plus a useful storage area. The first floor is presently laid out as a spacious sitting room with integrated kitchenette and a cloakroom. If desired, it could also be used as a home office. Additional parking is available nearby.

There is an active neighbourhood community association who hold regular meetings. Just up the road are two state primary schools and a private nursery and school. The bustling High Street with its pubs and shops is just a few minutes' walk away and Cambridge itself is easily accessible. Trumpington Meadows and a large playing field are nearby and all in all, this smart, elegant property ticks all the boxes for a contemporary, flexible city home ideal for any family configuration



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
Main House = 1417 Sq Ft/132 Sq M
Double Garage = 460 Sq Ft/43 Sq M
Studio = 451 Sq Ft/42 Sq M
 Quoted Area Excludes 'External C/B'



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