



Cedar Road, Trumpington

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A four bedroom mid terraced house, with carport and enclosed garden, located in a residential development just off Addenbrookes Road. Well positioned for the hospital, park and ride, M11 road connections and access out of the city via M11.

£2,900 pcm

Cedar Road, Cambridge,
CB2 9PA



A rare opportunity to rent this spacious four bedroom, family home located in a residential development south of the city centre. Ideally located for those requiring access to M11 and the hospital whilst only being a 15 minute cycle into the centre of the city.

As you enter the property there is a welcoming hallway. Just off is the downstairs WC which is well proportioned to double up as a utility. The washing machine and drier can be found in here, alongside ample amounts of storage.

As you follow through the hallway, you enter the kitchen, dining and live space which is fully open plan. This is well proportioned space and allows plenty of light via the two VELUX windows. The layout is ideal for families wanted to cook and relax together as well as entertaining.

The kitchen is fitted in a L shape, made up of wall and base oak-coloured units and white worktop over. Integrated appliances include the induction hob, with extractor over, dishwasher and fridge freezer. There is an additional free-standing fridge. There is plenty of space for a large dining room table. Secure doors flow nicely to the garden patio.

Stairs rise to the first floor, where there are two double bedrooms. One benefits from a shower room which is currently cleverly also being used as a closet as the toilet has been removed. The main bathroom is located on this floor and has panelled bath with shoer over, WC and basin. The hallway is generously sized and is an ideal space to put a desk, if working from home.

Another staircase rises to the final floor. A cupboard houses the boiler and open clothes rails are available for additional closet space. The principal bedroom is located at the top of the house and currently fits a emperor size bed. The corner of the room is ideal for a dressing area or office space. The ensuite attached is fitted with contemporary three piece suite, made up of walk in shower, WC, basin, chrome towel rail and large wall mirror. Bedroom 4 is suitable for a small double bed.

Outside, the garden is predominantly laid to lawn with shrubs and fruit trees lining the perimeter. There is a patio space for outside garden furniture and an outside store cupboard. The garden leads directly to the carport where this space for two cars behind a secure electric gate controlled by fob.







127 sqm / 1367 sqft

4 bed, 3.5 bath, 1 recep

Council tax band - F

EPC - C / 79

Gas central heating

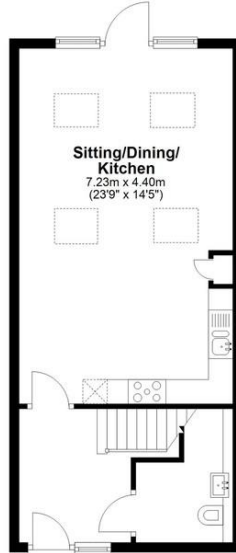
Carport parking

Enclosed garden

Available November 2024



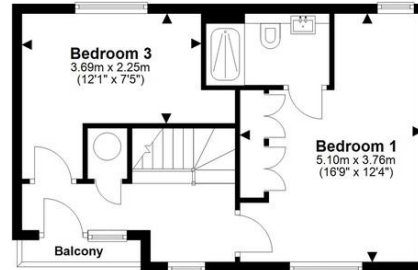
Ground Floor
Approx. 44.7 sq. metres (480.6 sq. feet)



First Floor
Approx. 42.1 sq. metres (452.9 sq. feet)

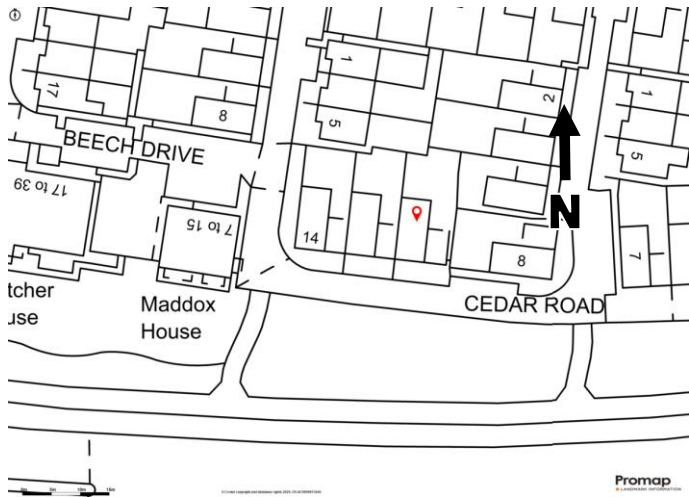


Second Floor
Approx. 40.4 sq. metres (434.4 sq. feet)



Total area: approx. 127.1 sq. metres (1367.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, by bicycle on one of several purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all. The area has three primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it excellent sporting facilities including a private members' gym. A number of Private Schools are within cycling distance. There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket and two new country parks.

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