



Lapwing Avenue, Trumpington

+44 (0) 1223 508050

[lettings@cookecurtis.co.uk](mailto:lettings@cookecurtis.co.uk)

[www.cookecurtis.co.uk](http://www.cookecurtis.co.uk)

This stylish new-build two-bedroom home is thoughtfully designed for modern living and is offered part furnished, as photographed, making it an ideal choice for a couple or small family.

£2,100 pcm

Lapwing Avenue,  
Cambridge, CB2 9AN



This stylish new-build two-bedroom home is thoughtfully designed for modern living and is offered part furnished, as photographed, making it an ideal choice for a couple or small family.

The property is approached via a private driveway and opens into a bright hallway. To the front is a contemporary fitted kitchen with sleek units and integrated appliances, including a fridge/freezer, dishwasher and washing machine.

To the rear, the home opens into a spacious open-plan sitting and dining room, filled with natural light and offering direct access to the private rear garden through full-height glazed doors. The garden features a paved seating area, lawn and a timber storage shed.

Upstairs, the property offers two very well-proportioned double bedrooms, both of excellent size. The main bedroom provides a comfortable and relaxing space, while the second double bedroom is equally generous and well suited as a guest room, child's bedroom or home office. A modern family bathroom completes the first floor, finished in clean, neutral tones with a shower over the bath.

Additional benefits include a ground-floor WC, excellent storage, modern fixtures throughout and a calm, neutral finish ready to make your own.

Available part furnished, this attractive home combines comfort, style and practicality in a fantastic new-build setting.

Available now.





85 sqm / 915 sqft

---

Gas central heating

---

2 bed, 1 bath, 1 recep

---

Off road parking

---

EPC - C / 70

---

Enclosed garden

---

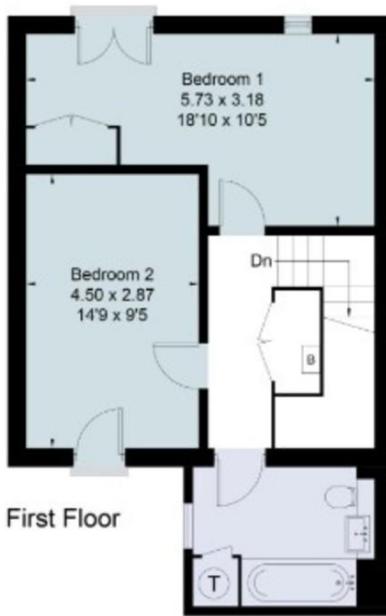
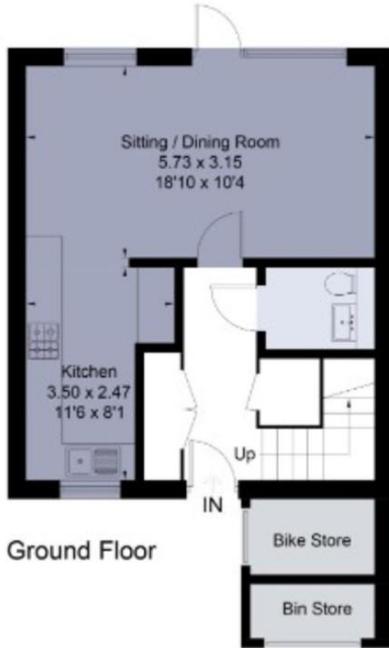
Council tax band - C

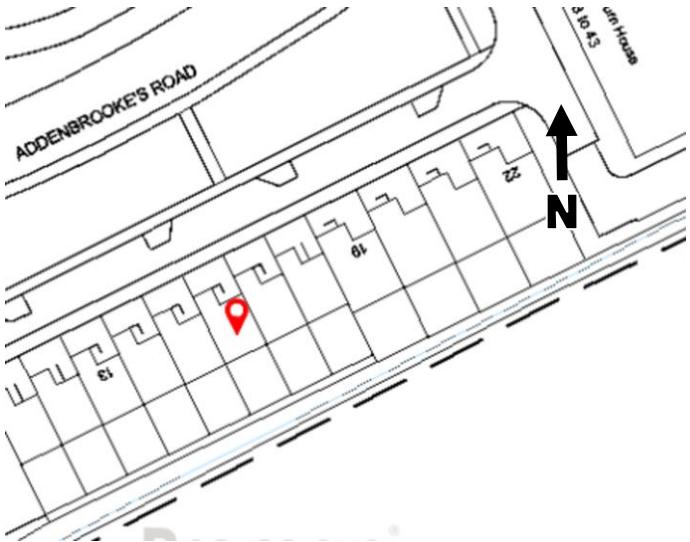
---

Available now

---







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, one of a few 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 two primary schools with a third due to open in 2017 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.

COOKE  
CURTIS  
& CO