



Forty Acre Road, Trumpington, CB2 9AL



pocock & shaw

Residential sales, lettings & management

10 Forty Acre Road
Trumpington
Cambridge
CB2 9AL

House builder part exchange property. **MUST BE SOLD.** All serious offers considered, Early vacant possession available. Built in 2012 this well presented three bedroom family home in this traffic free walkway position. Located to the south of the historic City Centre, close to Addenbrooke's Hospital and the Guided busway leading to the mainline railway station.

- Reception hall
- Cloakroom/WC
- Sitting room with French doors to garden
- Fitted kitchen/dining room
- Utility room
- Three bedrooms
- En-suite shower to master bedroom
- Family bathroom
- Enclosed rear garden with cycle store
- Single off road parking space

Offers around £475,000



Draft Particulars

All information subject
to confirmation by the
vendor



This immaculately presented three bedroom family home is pleasantly located in this private residential walkway in the popular Trumpington Meadows development south of the historic city of Cambridge. Ideally placed for excellent access to Addenbrookes Hospital and also the mainline railway station with the guided busway providing a fast and frequent service. The property benefits from an enclosed private rear garden with single off road parking space.

CANOPY PORCH with outside lockable store cupboard, door to

RECEPTION HALL with stairs rising to first floor, door to

CLOAKROOM with fitted suite comprising wall mounted wash basin, close couple wc.

SITTING ROOM 18' x 11' (5.49m x 3.35m) with radiator, double French doors to rear garden and box bay window to the front facing a southerly direction.

KITCHEN/DINING ROOM 12' x 9' 8" (3.66m x 2.95m) with the kitchen being extremely well fitted in a range of white gloss fronted units with contrasting black work surface with inset one and a half bowl stainless steel sink unit with chromium mixer tap, integrated dishwasher beneath, continuation of work surface with further base units, inset four burner stainless steel gas hob with stainless steel single oven beneath, matching stainless steel canopy extractor, fridge and freezer, further double wall mounted cupboard, window to front, attractive oak effect laminate flooring, radiator, double French doors to rear garden.

UTILITY ROOM 6' 3" x 5' 2" (1.91m x 1.57m) with work surface and inset single bowl stainless steel sink unit with mixer tap, fitted base units, matching wall mounted cupboard, door to rear garden.

FIRST FLOOR

LANDING

BEDROOM 1 11' 3" x 9' 10" (3.43m x 3m) with window to front, radiator, double fitted wardrobe to one wall, door to

ENSUITE SHOWER ROOM comprising counter set wash basin with double cupboard beneath, enclosed cistern wc and double shower cubicle, part ceramic tiling to walls, window to front.

BEDROOM 2 13' 7" x 11' 4" (4.14m x 3.45m) with single built in overstairs storage cupboard, picture window to front.

BEDROOM 3 7' 11" x 7' 6" (2.41m x 2.29m) with window to rear, radiator.

BATHROOM with fitted suite comprising counter set wash basin with double cupboard beneath, enclosed cistern wc, panelled bath with fitted mixer tap and shower attachment, part ceramic tiling to two walls.

OUTSIDE To the front of the property there is a small garden area with hedge to the front boundary. The rear garden is enclosed by timber fencing with timber bin and cycle store. Gated pedestrian rear access to the single parking space.

SERVICES All mains services.

TENURE The property is Freehold.

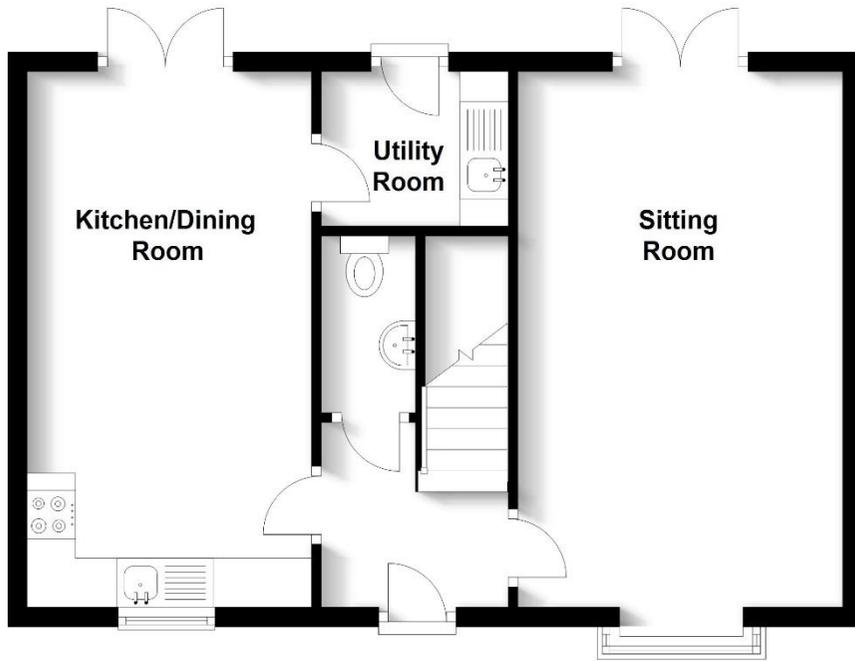
COUNCIL TAX Band D

VIEWING By arrangement with Pocock and Shaw

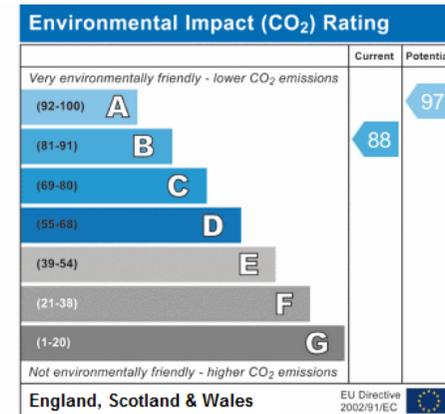
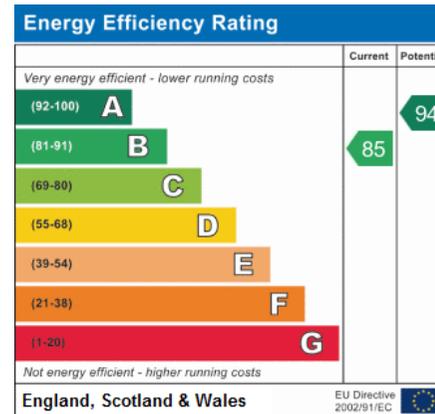
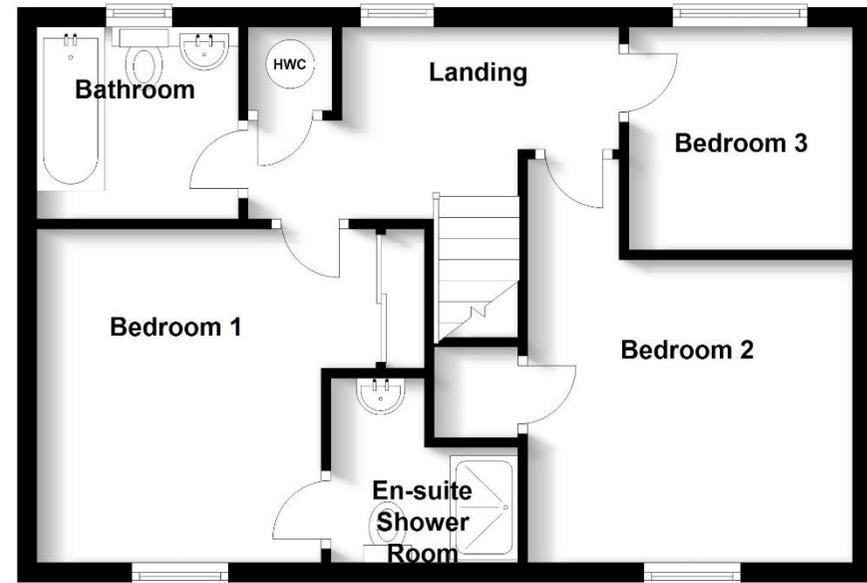
CB/16994



Ground Floor



First Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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