



Renard Way, Trumpington, CB2 9EW

CHEFFINS

Renard Way

Trumpington,
CB2 9EW

- Substantial Semi-Detached Family Home
- Flexible Accommodation Arranged Over Three Floors
- Four/Five Bedrooms
- Three Bathrooms
- Low Maintenance Rear Garden
- Garage & Allocated Parking
- Overlooking Central Communal Green
- Chain Free

A modern four-bedroom semi-detached townhouse, featuring adaptable living spaces spread across three floors, including an open-plan kitchen/dining room and situated conveniently within a contemporary and sought-after development, it benefits from close proximity to Addenbrooke's Hospital, the Biomedical Campus, and Trumpington Park and Ride. This property boasts a garage as well as a parking space.

4 2 2

Guide Price £759,000





LOCATION

Trumpington is a vibrant and rapidly growing part of the city that retains its charming village atmosphere and strong sense of community. Its strategic location provides excellent access to the Addenbrooke's campus, the M11, and the city centre via various modes of transport including car, bus, guided bus, dedicated cycle routes, or leisurely walks. The city's mainline station is easily accessible via the guided busway cycleway, offering a car-free route. With three primary schools and a state-of-the-art secondary school established in 2016 boasting superb sporting facilities, educational opportunities abound. Additionally, numerous prestigious private schools are conveniently located within cycling distance. The area also offers a diverse range of amenities including restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library, and community centre. Residents benefit from the presence of major supermarkets like Waitrose and Sainsbury's. Trumpington Meadows nature reserve connects Trumpington to Byron's Pool and Grantchester, while a second country park lies between Trumpington and the Addenbrooke's campus. Nearby bridleways and footpaths offer immediate access to the countryside, leading towards Harston, Haslingfield, Barton, and Grantchester.

PANELLED COMPOSITE ENTRANCE DOOR

with side glazed panel leading through into:

ENTRANCE HALLWAY

with wood effect flooring, stairs rising to first floor accommodation, door providing access into sitting room and panelled doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with a tiled splashback, continuation of the wood effect flooring from the hallway, radiator, double glazed window fitted with privacy glass out onto front aspect.

OPEN PLAN LIVING/KITCHEN/DINING SPACE

which encapsulates modern living perfectly providing a wonderful space to both relax and entertain. Kitchen area which comprises a collection of both wall and base mounted storage cupboards and drawers with a stone effect Corian work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side, integrated 4 ring gas hob with glazed splashback, extractor hood above, oven below, integrated and concealed fridge/freezer and dishwasher, cupboard housing Logic wall mounted gas fired boiler providing hot water and heating for the property and a further extensive range of storage cupboards and drawers, inset LED downlighters, wood effect flooring, large understairs storage cupboard which can also be used as a pantry store, opening through into Living/Dining Area with continuation of the wood effect flooring, double panelled radiator, full height double glazed window to front aspect.

UTILITY ROOM

which is accessed via a panelled door from the Kitchen comprising a collection of base mounted storage cupboards with one housing integrated and concealed washer/dryer, stone effect Corian work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, continuation of the wood effect flooring from the kitchen and extractor fan, panelled glazed door leading out onto garden.

ON THE FIRST FLOOR**LANDING**

stairs rising to second floor accommodation, radiator, panelled door providing access to cupboard housing hot water cylinder and panelled doors leading into respective rooms.

SITTING ROOM

An extremely well proportioned room which could also be utilised as an additional bedroom with double panelled radiators and a collection of full height windows out onto front aspect.

BEDROOM 2

with radiator, full height double glazed window and a set of double glazed French doors which open inwards to create a Juliet balcony both of these overlook the garden.

FAMILY SHOWER ROOM

comprising of a three piece suite with walk-in shower cubicle with dual wall mounted shower head accessed via a glazed sliding door, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, shaver point, heated towel rail, extractor fan, wood effect flooring, double glazed window fitted with privacy glass out onto rear aspect.

ON THE SECOND FLOOR**LANDING**

with loft access, radiator, panelled doors providing access to respective rooms.

PRINCIPAL BEDROOM SUITE

with radiator, full width set of built-in wardrobes accessed via mirrored sliding doors fitted with railings and shelving, full height double glazed window and set of double glazed French doors open inwards to create a Juliet balcony overlooking garden, panelled door providing access to:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via a sliding glazed door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, shaver point, heated towel rail, wood effect flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath taps, additional shower head attachment, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, heated towel rail, shaver point, wood effect flooring, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 3

with radiator, collection of full height double glazed windows out onto front aspect overlooking the central green.

BEDROOM 4

with radiator, full height double glazed window overlooking the central green.

OUTSIDE

To the front of the property which is approached off Renard Way via a tarmac

walkway which surround the central communal green and provides access to a block paved area to the front which in turn leads to the covered entrance door and is also adjacent to a further bedded area stocked full of mature lavender.

To the rear of the property is a low maintenance enclosed rear garden which is tiered with the initial part being principally laid to lawn with a paved patio area with steps leading down to a further paved area with large timber storage shed and ideal space for outdoor furniture for outside entertaining and relaxing, rear access gate leading onto the driveway and parking area where this property benefits from not only one parking space but also a GARAGE which can be accessed via an up and over door and enjoys the use of further loft storage space.

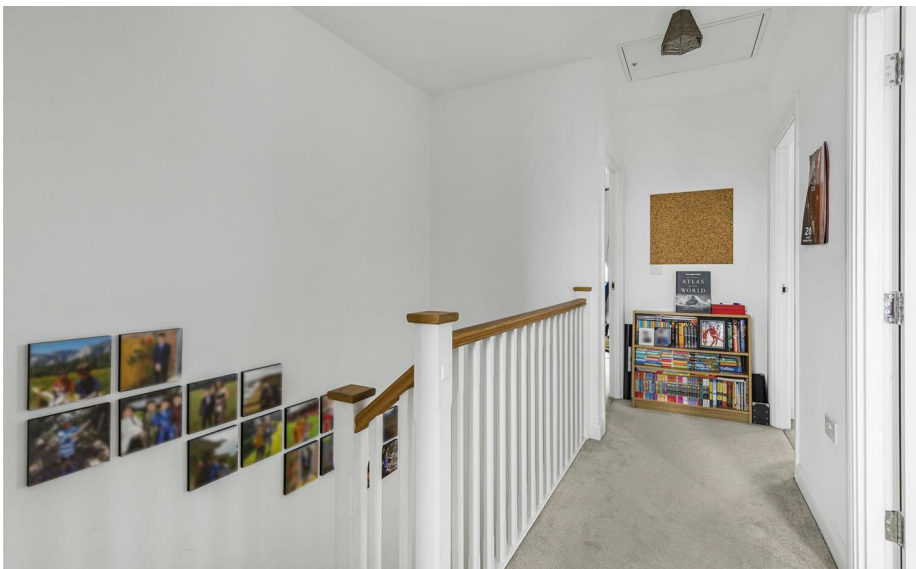
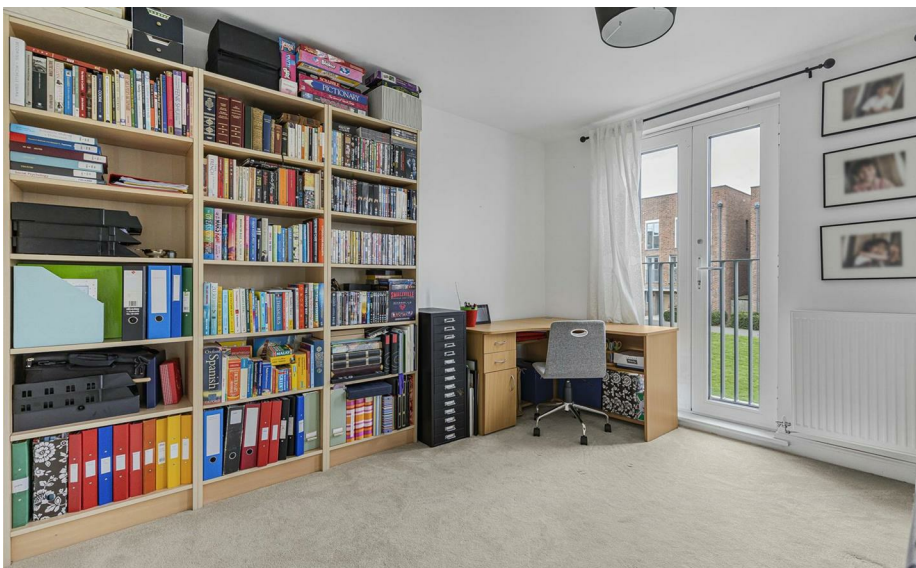
AGENTS NOTES

Tenure - Freehold
Council Tax Band - F
Property Type - Semi Detached House
Property Construction - Brick with Flat Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 1733
Parking - Garage and Off Street Parking

UTILITIES/SERVICES

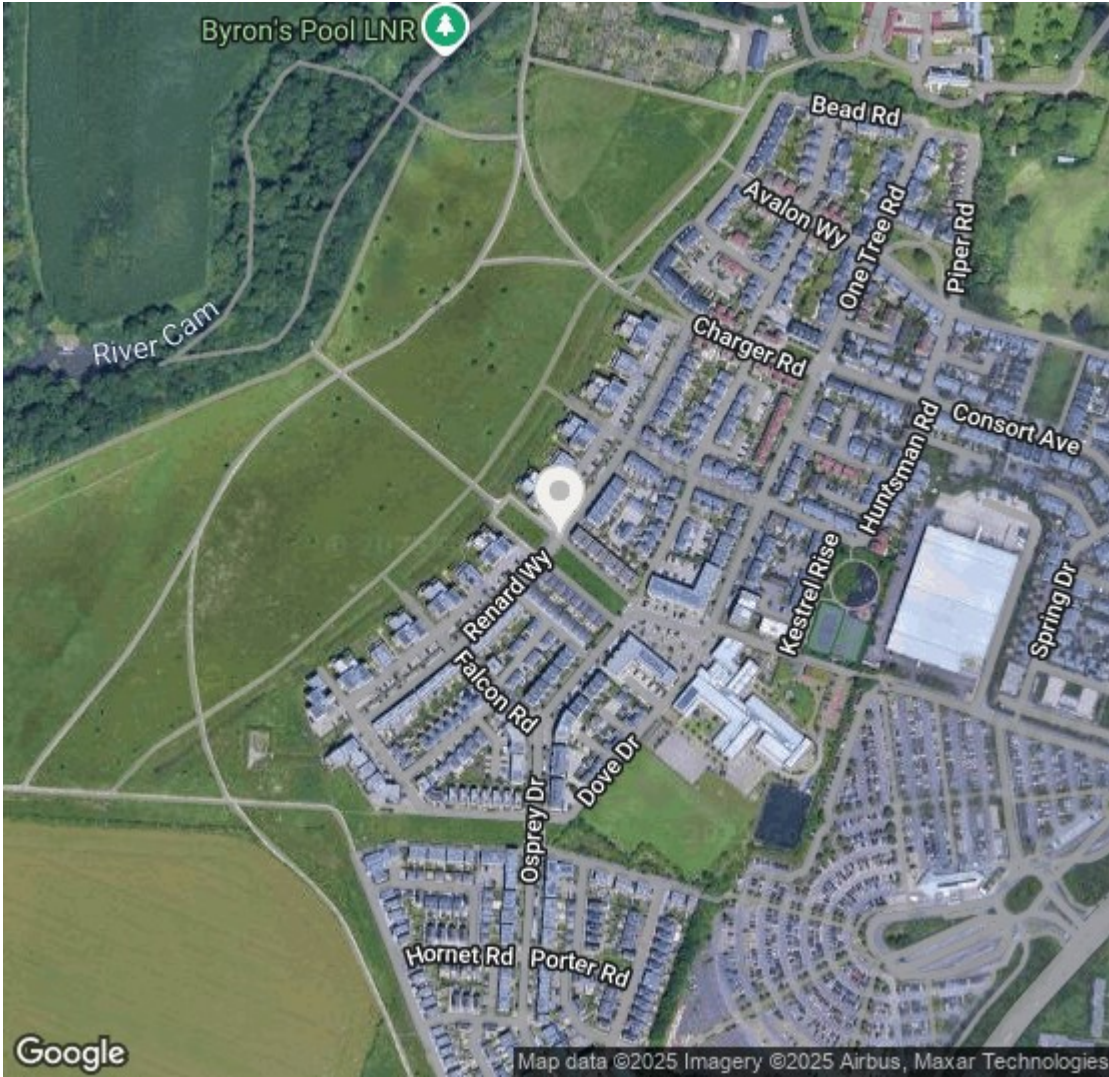
Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Boiler and radiators, mains gas
Broadband - Fibre to the Property
Mobile Signal/Coverage - Good

There is an annual service of approximately £130.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £759,000
Tenure – Freehold
Council Tax Band – F
Local Authority – South Cambridgeshire
District Council





Approximate Gross Internal Area 1733 sq ft – 161 sq m
 Ground Floor Area 572 sq ft – 53 sq m
 First Floor Area 583 sq ft – 54 sq m
 Second Floor Area 578 sq ft – 54 sq m



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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