



Windmill Drive, Trumpington, CB2 9FA

**CHEFFINS**



## Windmill Drive

Trumpington,  
CB2 9FA

A striking and beautifully appointed modern townhouse extending to approximately 1,701 sqft, arranged over three floors around an attractive central courtyard garden. The well-designed and versatile layout includes a generous open-plan kitchen/dining/living space on the ground floor, complemented by a spacious first-floor sitting room, three double bedrooms, two stylish bathrooms, and an integral garage. This impressive home is set within a highly regarded development on the sought-after south side of the city, with convenient vehicle access via Long Road.

3 2 2

**Guide Price £875,000**





## LOCATION

Windmill Drive, Trumpington, Cambridge, CB2 9FA benefits from a highly desirable location that combines excellent accessibility with a strong offering of local amenities and transport links. Situated just 3.5 miles south of Cambridge city centre, the property is ideally placed for both commuters and families. Trumpington Park & Ride is just a short walk away, offering frequent and reliable bus services into the city, Addenbrooke's Hospital, Cambridge Biomedical Campus, and beyond via the guided busway. Cambridge railway station is also easily accessible, providing fast connections to London King's Cross and Liverpool Street. For drivers, the M11 motorway is moments away, allowing quick access to London, Stansted Airport, and other major routes. Local amenities are plentiful, with a Waitrose supermarket and a variety of independent shops, cafes, and restaurants all within walking distance. Families are well-served by highly regarded schools such as Trumpington Meadows Primary School and Trumpington Community College. The area also benefits from a range of leisure facilities, including nearby gyms, a library, and Trumpington Pavilion. Nature lovers will appreciate being just steps from Trumpington Meadows Country Park, a 145-acre green space ideal for walking, cycling, and wildlife spotting. This combination of urban convenience and green, open space makes Windmill Drive a particularly attractive and practical location to call home.



## STORM PORCH

with inset LED downlighters, entrance door with lockable meter cupboard adjacent, with panelled door with peephole, double glazed privacy glass panel to side leading to:

## ENTRANCE HALL

with wood effect Amtico flooring, stairs rising to first floor accommodation, wealth of full height built-in storage cupboards fitted with railings and shelving providing excellent range of storage options, inset LED downlighters, door leading through into:

## 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, tiled splashback, wood effect upstand, base mounted cupboards one concealing integrated washer/dryer, tiled flooring, inset LED downlighters, heated towel rail, wall mounted mirror, extractor fan.

## OPEN PLAN LIVING/DINING ROOM

continuation of wood effect flooring from hallway, accessed via a set of panelled glazed double doors, full height range of double glazed windows to front aspect, double glazed door leading out onto courtyard garden with wall mounted underfloor heating control, off this is:

## KITCHEN

comprising of a collection of both wall and base mounted storage cupboards and drawers fitted with soft closing feature with composite work surface with inset stainless steel one and a quarter half bowl sink with hot and cold mixer tap, integrated 5 ring electric hob with glazed splashback, concealed extractor hood above, adjacent to this is an integrated AEG microwave oven and grill with warming drawer underneath, integrated and concealed fridge and freezer and dishwasher, further storage cupboards include one housing gas fired boiler providing hot water and heating for the property, large pantry store accessed via a set of double doors, inset LED downlighters, additional extractor fan set into ceiling, full height double glazed window overlooking courtyard.

## ON THE FIRST FLOOR

accessed via split-level staircase and onto:

## LANDING

with stairs rising to second floor accommodation, radiator, doors leading into respective rooms.

## SITTING ROOM

with wood effect flooring, radiators, wall mounted thermostatic control, collection of full height double glazed windows to both front and side aspects and a set of double glazed French doors leading out to terrace with timber decking, high railings, providing a wonderful space to both relax and entertain and benefiting from a southern aspect with views over the internal courtyard garden.

## BEDROOM 2

with radiator, full height double glazed windows to front aspect.

## FAMILY BATHROOM

comprising of a four piece suite with panelled bath with hot and cold mixer tap, shower head attachment, large walk-in shower cubicle with wall mounted shower head and glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

## ON THE SECOND FLOOR

accessed via a split-level staircase with cupboard housing pressurised hot water cylinder and doors leading into respective rooms.

## PRINCIPAL BEDROOM SUITE

with built-in wardrobes accessed via full height mirror sliding doors fitted with railings and shelving, radiator, wall mounted thermostatic controls, double glazed window overlooking garden, inset LED downlighters, door leading into:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with 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, fitted storage cupboard, fitted drawer under wash hand basin, wood effect upstand, wall mounted mirror, shaver point, tiled flooring, heated towel rail, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 3

with full height built-in wardrobes accessed via sliding doors fitted with railings, shelving and drawers, radiator, double glazed windows to front aspect.

## OUTSIDE

To the front the property is approached off Windmill Drive on a pedestrian

way via a block paved pathway leading to the front entrance door and has a number of mature shrubs and hedging. As previously mentioned to the front garden providing additional sense of privacy and also a block paved driveway leading to the access doors off the garage.

In the exceptionally private internal courtyard garden which is accessed off the aforementioned door in the Living Room and is block paved with open brick enclosing the area with wall mounted atmospheric lighting, and an excellent layer of privacy is created by the mature shrubbery hedging to the front. The current owners making wonderful use of potted plants to improve this space and provides great potential for the next owner, double doors provide access into outside store room, also an opening leading through to GARAGE with continuation of block paving from the internal courtyard fitted with power and lighting and is accessed by the garage door.





### Approximate Gross Internal Area 1701 sq ft - 158 sq m

Ground Floor Area 689 sq ft – 64 sq m

First Floor Area 591 sq ft – 55 sq m

Second Floor Area 421 sq ft – 39 sq m

Garage Area 253 sq ft – 23 sq m

W.C/Utility  
7'2 x 6'6  
2.19 x 1.98m



Ground Floor



First Floor



Second Floor

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £875,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)



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.