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40 High Street
Trumpington
Cambridge CB2 9LS

128 sqm / 1377 sqft	Car port parking
194sqm / 0.04 acre	2014
Townhouse	EPC - B / 87
4 bed, 2 recep, 3.5 bath	Council tax band - F

Whittington Road

A fantastic Trumpington town house providing elegant, high quality accommodation with two terraces and car port. This property provides great links to the south side of the city, Addenbrooke's and the A10/M11.



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 three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.



Guide Price
£625,000



Total area:
Approx. 128 sqm
(1,377 sqft)

Whittington Road is part of the Paragon development by Bovis Homes and was completed in 2017. Whittington Road is superbly situated for access to the Addenbrooke's Campus, which can be walked to across the neighbouring country park. It also gives fantastic access into the city along the guided busway and cycleway and easy access straight out to the M11 along Addenbrooke's Road.

7 Whittington Road was built in 2014 and measures just under 1,500 sqft.

An entrance hall provides access to a downstairs w/c with room for integrated washing machine and worktop. The impressive kitchen/dining room is wonderfully light benefiting from being dual aspect with side window and double doors onto the garden. The kitchen has been fitted with a range of stylish wall and base mounted units; integrated appliances include a fridge/freezer, dishwasher, single oven and hob with extractor over. The dining area overlooks the garden and comfortably fits a table and 6 chairs and separate sofa. An understairs storage cupboard completes the downstairs accommodation.

The first floor boasts a generous dual aspect sitting room with terrace off overlooking the garden. Off the landing are two double bedrooms with bedroom one benefiting from a built-in wardrobe and en-suite. A bathroom is fitted with a walk-in shower, finished with a stylish suite, complemented by attractive tiling, inset spotlights and a heated towel rail.

The top floor comprises two further bedrooms and a family bathroom, which has been fitted with a three-piece white suite with shower over the bath, heated towel rail and inset spot lighting. Off the landing is a large roof garden and has a lovely feeling of seclusion.

There is a small shrubbed garden to the front and side of the house and a car port providing covered parking with a door into a bicycle store behind. The rear garden faces south-east and has a block paved patio, the remainder is laid to lawn with shrub borders and is enclosed by fencing and brick walls.

