



135 sqm / 1455 sqft

177 sqm / 0.04 acre

End-terraced house

3 bed, 2 recep, 2.5 bath

On street parking

1900

EPC - D / 67

Council tax band - D

Alpha Terrace

An extended and beautifully finished Victorian cottage with a purpose-built garden studio, situated in the heart of Trumpington, within easy reach of Cambridge train station and the wealth of other attractions of this iconic and historic city.



Guide Price
£650,000



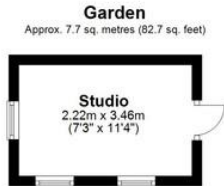
No.19 Alpha Terrace represents a rare opportunity to acquire a distinctive period home in the heart of Trumpington. The property is finished to a superb standard and has undergone many improvement works over the years including a loft conversion and a noteworthy wraparound extension, meticulously and thoughtfully constructed with modern family living in mind.

The accommodation briefly comprises an entrance hall with under stairs storage and space for coats and footwear, finished with engineered wood flooring which continues through to the reception rooms. There is a sitting room which benefits from southerly aspects, has a feature fireplace, built-in cupboard and shelving. The impressive open-plan kitchen / dining / family room has a beautiful exposed reclaimed brick wall. The kitchen is fitted with a bespoke hand-made range of units and is sympathetically finished with a Butler sink and solid wood worktops. There are various integrated appliances and a range style oven with extractor over, all included within the sale. The dining space benefits from a skylight, coupled with bi-folding doors which open onto the private rear garden. Completing the ground floor accommodation is a family area with access to a refitted cloakroom and a very useful utility cupboard with a sink, storage and space for a washer / dryer.

Upstairs the bedrooms are split over two floors, the first of which houses the bathroom and two double bedrooms, both of which include built-in cupboards. The master bedroom is located on the second floor, includes an en suite shower room and has French doors leading to a Juliet balcony. The room also has built-in cupboards and eaves storage.

Outside, the rear garden extends over 16m / 50ft, is mainly laid to lawn and bordered with a variety of shrubs. There is a smart garden studio at the foot of the garden which has power and is insulated, offering versatility to suit individual purchasers needs. There is a paved terrace, well suited to alfresco dining. There is secure gated side access leading to the front of the property.

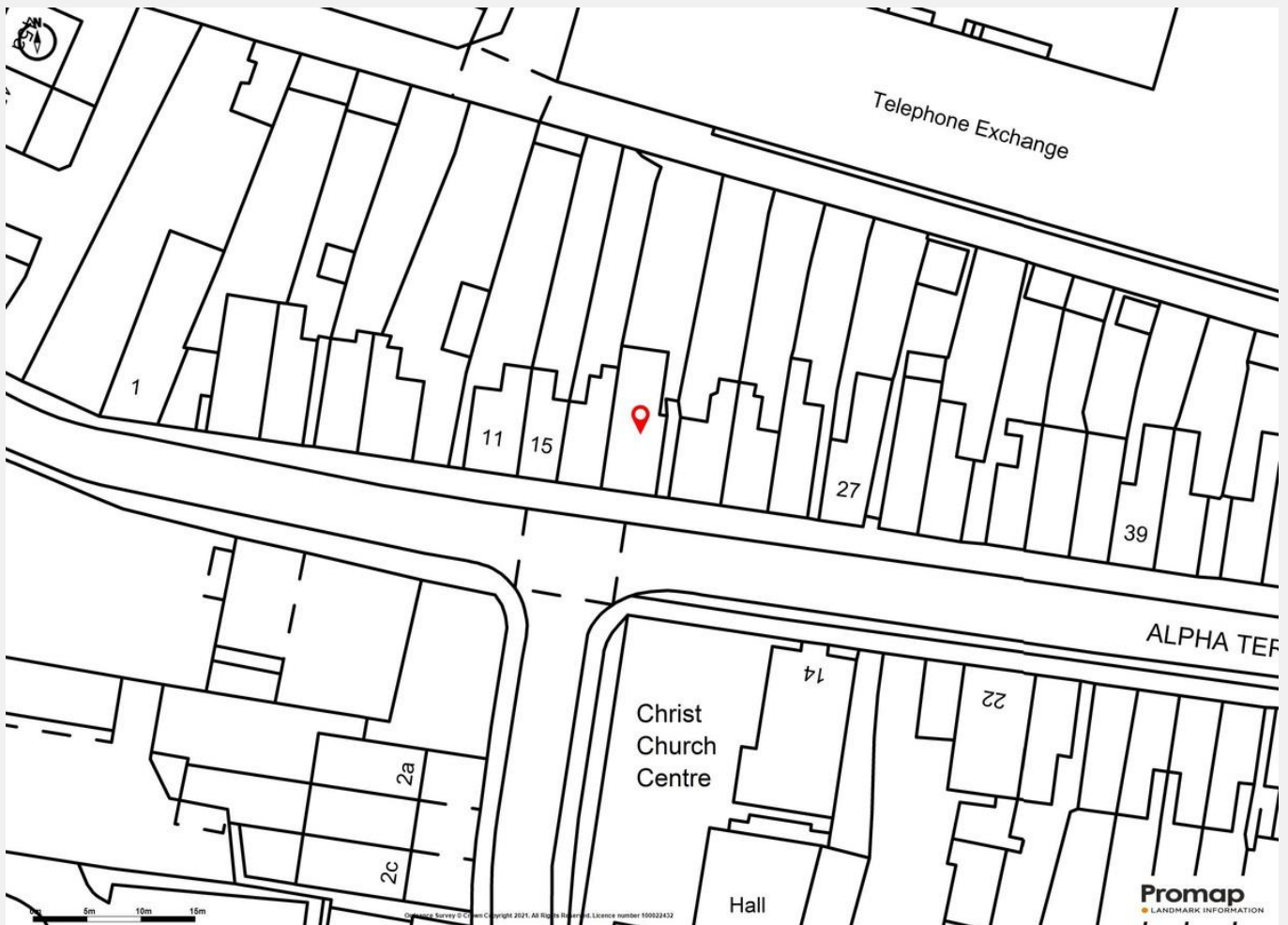




Total area: approx. 135.3 sq. metres (1455.9 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.

Total area:
Approx. 135 sqm
(1,455 sqft)



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. This property 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 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.

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