

COOKE CURTIS & CO



sales@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS

238 sqm / 2566 sqft

Double garage & driveway

414 sqm / 0.10 acres

2015

Detached Townhouse

EPC - B / 89

6 beds, 3 recep, 5 bath

Council tax band - G

One Tree Road

An impressive, detached family home with expansive accommodation over three floors in-excess of 238 sqm / 2566 sqft, double garage and landscaped gardens.



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
£1,200,000



Total area:
Approx. 238 sqm (2,566 sqft)

The property stands detached with a shallow frontage planted with an array of shrubs behind retaining railings. A block-paved driveway provides hardstanding and access to the double garage.

Through the front door from the storm porch is a spacious reception hall with engineered hardwood flooring, underfloor heating and fitted understairs shoe storage. Doors lead to the principal rooms and a generous cloakroom with modern white two-piece suite. The study to the front of the home has double doors opening through to the sitting room, with engineered hardwood flooring and underfloor heating to both, and French doors leading to the rear garden.

The open plan, dual-aspect kitchen/dining room is flooded with natural light and fitted with a high specification range of wall and base level units with integrated appliances and ample work surfaces. Bi-folding doors lead out onto the rear garden, and the adjoining utility room has wall and base units and plumbing for a washing machine.

The first floor features engineered hardwood flooring to all bedrooms, with landing and stairs rising to the second floor, an understairs cupboard, and four double bedrooms. The further dual-aspect principal bedroom has a walk-in dormer window to the front aspect, a range of fitted wardrobes and a large en-suite bathroom fitted with a high-specification white five-piece suite. Bedrooms Two and Three also have fitted wardrobes and Bedroom Two benefits from an ensuite shower room and a Juliet balcony to the front aspect. The Family Bathroom is fitted with a high specification three-piece

suite.

The second floor benefits from a spacious landing with additional study area, two further bedrooms a generous double and single both of which have walk-in dormer windows to the front aspect, and a shower room with three-piece suite.

Outside, the landscaped rear garden is fully enclosed by timber fencing with gated side access, and benefits from a sunny Westerly aspect, good sized lawn with mature trees, shrubs and plants to the borders, two Indian sandstone patio areas ideal for relaxing and entertaining, storage sheds, a cold water tap and lighting.

The integral double garage has twin up and over doors, power and light connected, and a door through to the rear garden.

The property has excellent eco credentials with the benefit of solar panels, and an EPC rating of B/89.

