



This superbly appointed town house style home occupies a corner plot on a popular recent development on the favoured south side of Cambridge city. Ideally placed for access to the Addenbrookes medical campus, academic establishments and only 2 miles from the city centre amenities, this home is also ideally placed for the new Cambridge south station due to open in 2025. Offering over 1,600 square feet of open plan living with three double bedrooms and three bathrooms over three floors, this home is ideal for family living with high ceilings and windows throughout providing a light and airy environment. The enclosed garden and third floor terrace, accessed from the master bedroom provide a perfect balance between internal and outside living. This home is highly energy efficient with a modern gas boiler system including underfloor heating to the ground floor and radiators to floors two and three.

Accommodation comprises: Entrance hallway with storage cupboard, cloakroom WC, open plan fully fitted kitchen with integrated appliances and air circulation system, dining and living space with floor to ceiling windows and French doors to the rear garden, stairs to the first floor landing with storage cupboard; double bedroom two with ensuite shower room, double bedroom three, family bathroom, stairs to second floor landing; master bedroom with dressing area and ensuite shower room, outside decked terrace accessed via the landing and master bedroom. Externally the property has a front and side shrub border, front storage cupboard, fully enclosed south facing rear garden and separate single gated garage.

Tenure: Freehold

Services: Mains Gas, Electricity, Water and Drainage services all connected

Fixtures and Fittings: Unless specifically noted, all fixtures and fittings are expressly excluded from the sale.

Local Authority: Cambridge City Council

Council Tax: Band F

Sale Chain: Offered with no onward chain

Guide Price  
£895,000

# Property Description

## Entrance Hallway

Accessed via secure front door with hard flooring, storage cupboard and French doors to living space, underfloor heating.

## Cloakroom

Hard flooring, low level WC, washbasin and storage cupboard, underfloor heating.

## Kitchen/Diner 10' 3" x 8' 7" (3.12m x 2.61m) max

Front aspect window, hard flooring, built in cupboards and wall units, u shaped worktops housing stainless steel sink/drainers unit and electric hob, sliding cooker extractor hood; integrated appliances including electric oven and combi oven, fridge freezer, dishwasher and washer/dryer, cupboard housing gas boiler, underfloor heating.

## Living Room

Open plan living space, hard flooring, side aspect window, floor to ceiling rear window and French doors to rear garden, underfloor heating.

## Bedroom 2 15' 10" x 11' 5" (4.82m x 3.48m)

Carpet flooring, Juliet doors to front aspect.

## Bedroom 2 Ensuite

Front aspect opaque window, low level WC, washbasin and shower cubicle, heated towel rail.

## Bedroom 3 11' 5" x 15' 11" (3.48m x 4.85m)

Carpet flooring, Juliet balcony doors to rear aspect.

## Master Bedroom 23' 3" x 11' 3" (7.08m x 3.43m)

Carpet flooring, 2 x built in mirrored double wardrobes, Juliet balcony doors to front aspect, door to outside terrace.

## Master Bedroom Ensuite

Hard flooring, low level WC, washbasin, chrome heated towel rail

## Terrace 21' 0" x 7' 0" (6.40m x 2.13m) Approx.

Accessed from master bedroom and 2nd floor landing, hard decked surface with brick walled surround.

## Family Bathroom

Hard flooring, rear aspect opaque window, bath, washbasin, low level WC, heated towel rail.

## Rear Garden

Enclosed by wall surround, paved patio and path, lawned area, access to single garage.



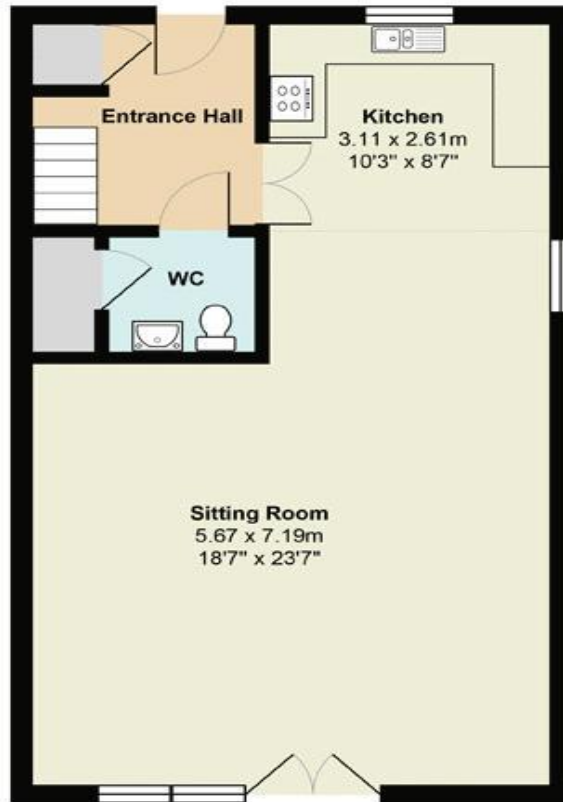




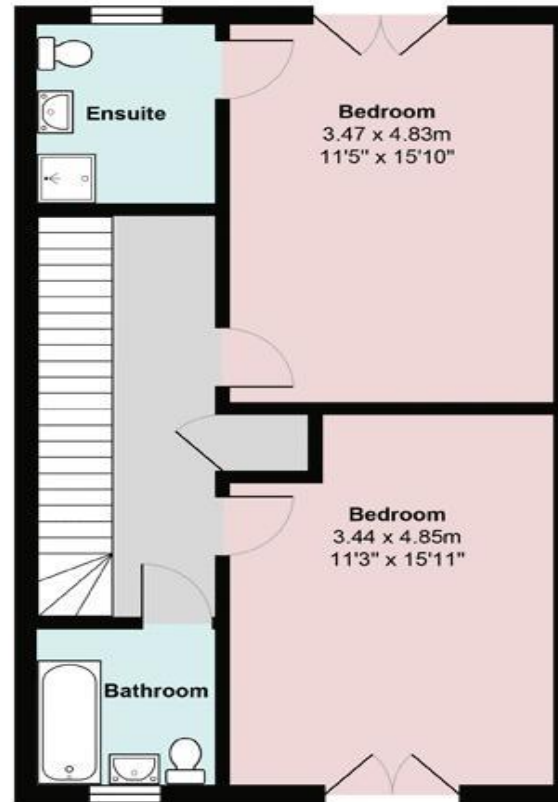




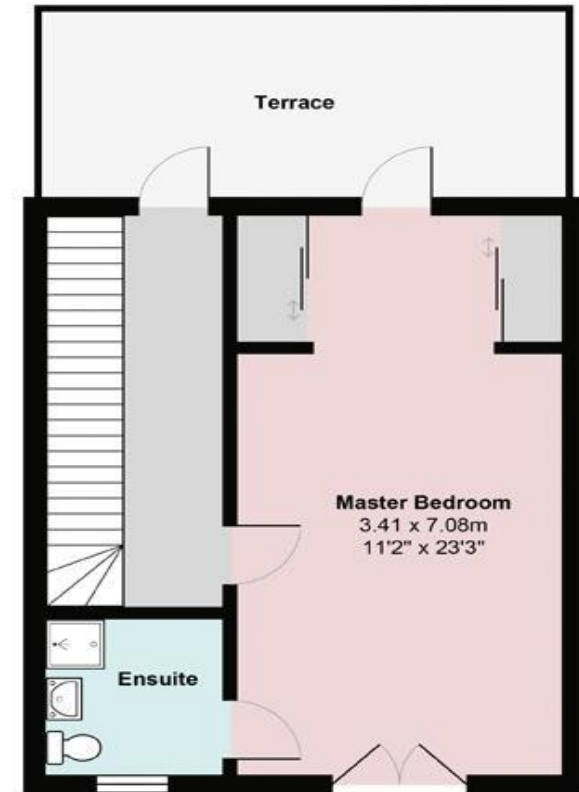
## Windmill Drive, Cambridge



Ground Floor



First Floor



Second Floor


All measurements are approximate and for display purposes only

Local Information

Windmill Drive is located on a recently built development to the southern side of Cambridge city. The city centre is approximately 2 miles distant and provides a wide range of shopping, market and leisure facilities. Addenbrookes and Royal Papworth medical campus is 1 mile away and a new Cambridge south station will open in 2025 all accessed via the local guided busway. Rail services to London Kings Cross and Liverpool Street stations take approximately 40 minutes from central Cambridge. Local schooling is provided by Trumpington Community College and Fawcett Primary school with other independent schooling and academic establishments throughout the city. Within the greater Trumpington development sits a large nature reserve and greenspace ideally for walks and cycling. More local facilities include convenient stores and a local Waitrose supermarket 0.6 miles away.

Disclaimer Notice: Whilst every attempt has been made to ensure accuracy, these property particulars are for illustrative purposes only and measurements are approximate. They have been prepared in good faith and they are not intended to constitute of an offer of contract.. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Any lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Potential purchasers will be asked to assist us in complying with our Anti Money Laundering obligations by providing identification and proof of funding at the appropriate time to avoid any delay to the sale progress.

Energy Performance Certificate

 HM Government

13, Windmill Drive, Trumpington, CAMBRIDGE, CB2 9FA

Dwelling type:End-terrace house

Date of assessment:16 August 2018

Date of certificate:16 August 2018

Reference number:0446-3856-7089-9498-1935

Type of assessment:SAP, new dwelling

Total floor area:150 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 1,686

Over 3 years you could save

£ 135

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	
Heating	£ 1,116 over 3 years	£ 1,122 over 3 years	
Hot Water	£ 321 over 3 years	£ 180 over 3 years	
Totals	£ 1,686	£ 1,551	<div>You could save £ 135 over 3 years</div>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
88	89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 135