



9 Forester Road, Trumpington, Cambridge, CB2 9GL
Guide Price £650,000 Freehold



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A CONTEMPORARY, DETACHED TOWNHOUSE, IMMACULATEDLY PRESENTED THROUGHOUT WITH VIEWS OVER FIELDS TO THE FRONT AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER RESIDENTIAL AREA.

- 3/4 bed detached townhouse
- Open-planned kitchen / dining / sitting room
- Ensuite to master bedroom
- Off-road parking for 2 cars
- Gas-fired central heating and solar panels
- Enclosed rear garden
- Chain free

The property occupies a pleasant position overlooking fields to the front and positioned on the edge of this highly sought-after modern development, just a short walk from the Trumpington Meadows. The property is ideally located for the city centre, Addenbrooke's Medical Campus and excellent road links nearby. The house was constructed in 2021 by award winning Barratt Homes to a spacious and well-planned design, and all finished to exacting standards throughout.

The accommodation comprises a spacious entrance hall with stairs to the first floor, a cloakroom w.c. and an office just off. A coat cupboard next to the entrance door houses the solar panels manifold. The open plan kitchen / dining / family room boasts a part-vaulted ceiling incorporating two skylights and virtually glazed rear elevation including French doors and full height windows providing views over the rear garden and bathing this space in natural light. The kitchen area is fitted with attractive contemporary cabinetry, corian-styled working surfaces with one and a half sink unit with mixer tap and drainer, four-ring gas hob, oven, extractor, integral fridge-freezer, dishwasher and washing machine.

On the first floor there is an ensuite master bedroom with mirror fronted wardrobe cupboards and a sitting room overlooking the rear garden, which could easily be utilised as an additional bedroom if required. On the top floor there are two further double bedrooms and a family bathroom.

Outside, a driveway to the side of the property provides parking for at least two cars. Gated access leads to the rear garden, which is laid to lawn with a paved patio, large timber shed, bin store area and all enclosed by a combination of fencing and walling.

Location

Trumpington is an eagerly sought after residential area under two miles from Cambridge City Centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - F

Fixtures and Fittings

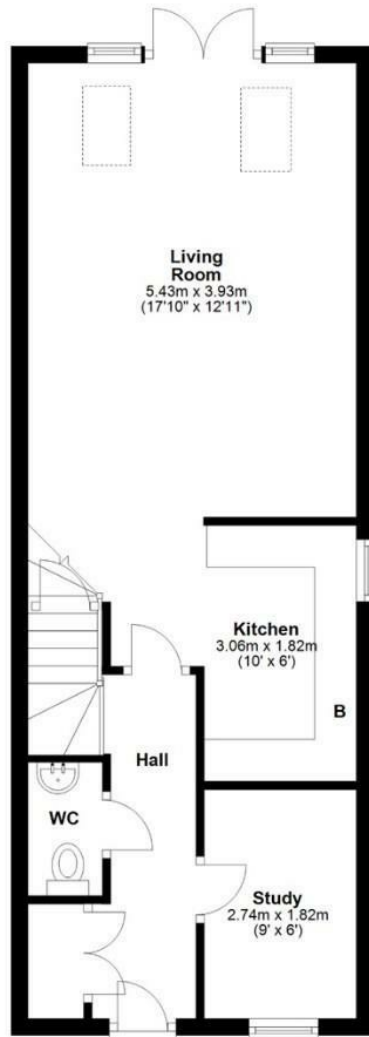
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

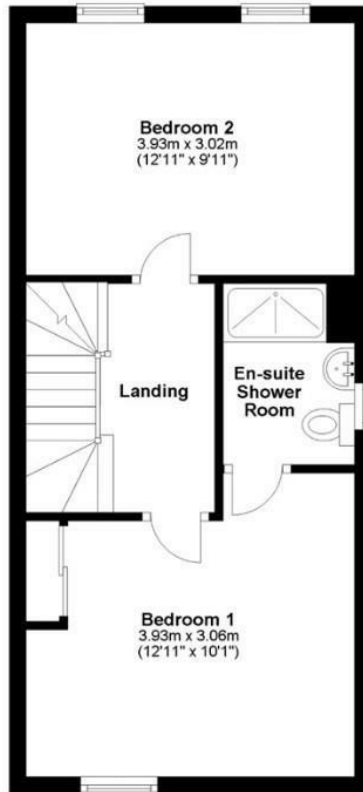
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



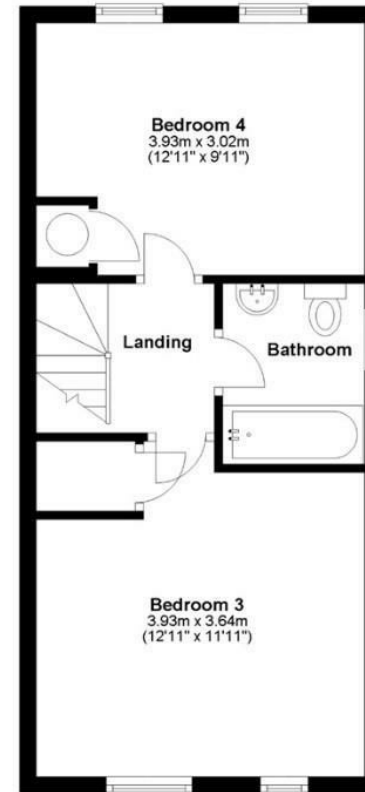
Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 116 sqm (1250 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

