



11 Brook End Close, Trumpington, Cambridge, CB2 9DB
Guide Price £985,000 Freehold



rah.co.uk
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A SUPERB, CONTEMPORARY, SEMI-DETACHED FAMILY HOME WITH EXTREMELY WELL-PLANNED AND BEAUTIFULLY PRESENTED ACCOMMODATION OVER THREE FLOORS WITH OFF-ROAD PARKING AND A LARGE, ONE-CAR GARAGE AND LOCATED JUST OFF LONG ROAD.

- 4 bedroom semi-detached house
- 2 ensuite (Jack and Jill) bathrooms
- Dual aspect, first floor sitting room with French doors to Juliet balcony
- Well-equipped kitchen/dining/family room with Smeg appliances
- Cloakroom w.c. with utility area
- Off-road parking and garage
- Enclosed rear garden
- EPC - B / 88

Situated just off Long Road on the award winning Halo development, the property was constructed in 2017 and is perfectly positioned for Cambridge City centre, the Addenbrookes's Medical Campus and many of Cambridge's much favoured schools and colleges all nearby.

This wonderful family home boasts accommodation of approximately 1750 sqft arranged skillfully over three floors boasting four double bedrooms, two with ensuite bathrooms (Jack and Jill facility). The property is finished to exacting standards with underfloor heating throughout. The kitchen/dining/ family room is fitted with attractive modern cabinetry, quartz work surfaces and a range of integral Smeg appliances. Just off the hallway is a cloakroom w.c. which incorporates a handy utility area with space for the usual white goods. The dual-aspect, first floor sitting room boasts French doors to the Juliet balcony and solid wood flooring.

Outside, a block-paved driveway provides off-road parking and leads to the large, one-car garage with an electric roller door to both the front and rear, power and light connected and with an EV charging facility. The rear garden is laid mainly to lawn with well-stocked flower and shrub borders and beds, a generous, paved patio area, ideal for alfresco dining and all is enclosed by fencing, enjoying good levels of privacy.

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 Sheldons 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. Cambridge South Station is due to be finished next year in 2025 and will be a 5-minute cycle from the property. Most of the city's schools are also within easy reach.

Agent's Note

There is an annual fee to a property management company, which manage the small garden areas around the development. This is reviewed annually. The vendors inform us that over the last financial year this decreased from a predicted fee of £63.80 to £52.65 being the final amount due.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City 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

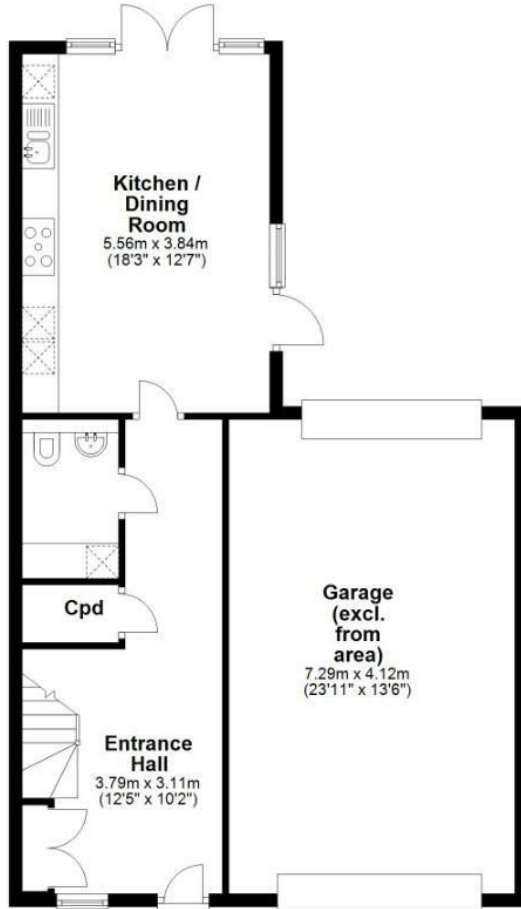
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



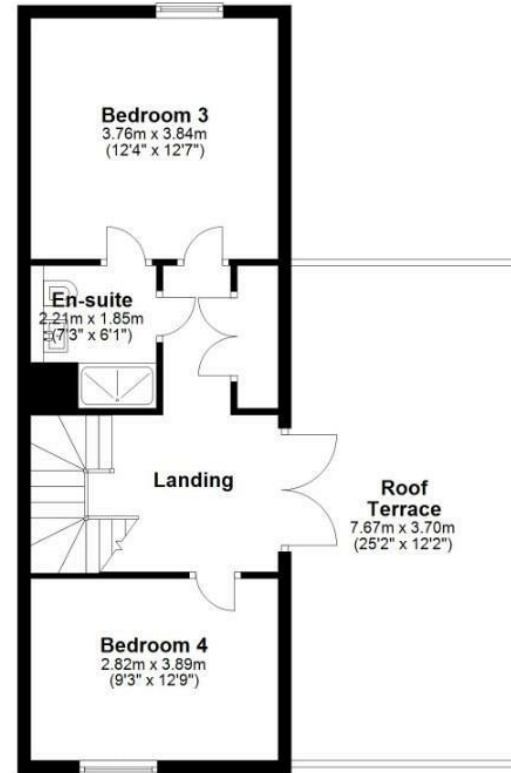
First Floor

Approx. 73.2 sq. metres (787.7 sq. feet)



Second Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



Total area: approx. 161.9 sq. metres (1742.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(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.



