



51 Clay Farm Drive, Trumpington, Cambridge, CB2 9BX
Guide Price £1,100,000 Freehold



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A SUPERB, MODERN TOWNHOUSE ARRANGED OVER FOUR FLOORS, WITH SPACIOUS AND STYLISH ACCOMMODATION OF 2148 SQFT, BUILT IN 2016 BY CREST NICHOLSON IN THE HIGHLY SOUGHT-AFTER HALO DEVELOPMENT JUST OFF LONG ROAD, IDEALLY LOCATED FOR ADDENBROOKE'S, THE BIOMEDICAL CAMPUS AND THE M11.

- Townhouse
- 2148 sqft / 199 sqm
- Gas-fired heating to underfloor
- 0.04 acres
- Council Tax Band - G
- 4 bed, 3 bath, 2 rept
- Built 2016
- Double Garage
- EPC - B / 88
- Chain free

51 Clay Farm Drive sits in the heart of the Halo Development, with a much-favoured private position overlooking the development's greenspace. This impressive family home has been carefully designed, and works exceptionally well, leaving the property flooded with natural light from large, glazed windows and doors, built to a high specification, and designed with energy efficiency in mind, featuring high performance triple-glazed windows and gas-fired under-floor heating.

Upon entering the property you are greeted by a welcoming entrance hall giving you an immediate sense of space with natural light flooding in from the atrium, with a staircase leading to the first floor, a large storage cupboard and solid oak wood flooring throughout the ground floor. Leading through, you have the kitchen/dining/family room, which is fitted with attractive modern cabinetry, quartz work surfaces and a range of integral Smeg appliances, to include, a gas hob, extractor, dishwasher, fridge/freezer and double electric fan ovens. There is also a utility room/boot room and a w/c, with double doors leading to the courtyard.

The first floor comprises solely of the sitting room, boasting a double aspect with a Juliet balcony to the front and floor to ceiling glazing to the rear, with solid oak wood flooring. Off the landing you also have access out to roof terrace.

The second and third floor comprises of four double bedrooms, three bathrooms and an airing cupboard. The principal bedroom sits on the second floor, boasts a Juliet balcony, walk-in wardrobe and an ensuite shower room. Bedrooms two and three have the benefit of a Jack and Jill ensuite shower room, with bedroom two having built-in wardrobes. The family bathroom is fitted with a three-piece white suite with a bath with an overhead shower.

Outside, there is a private enclosed courtyard garden, with a spiral staircase leading you up to the roof terrace. There is direct access from the courtyard into the double garage, which currently has split use as parking for one car and a workshop area but you can return this to two parking spaces if desired.

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.

Agent's Note

Remus Management Ltd. manages the common areas of the estate including the lighting along the footpath in front of the house. The annual cost of which is currently £58.81.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

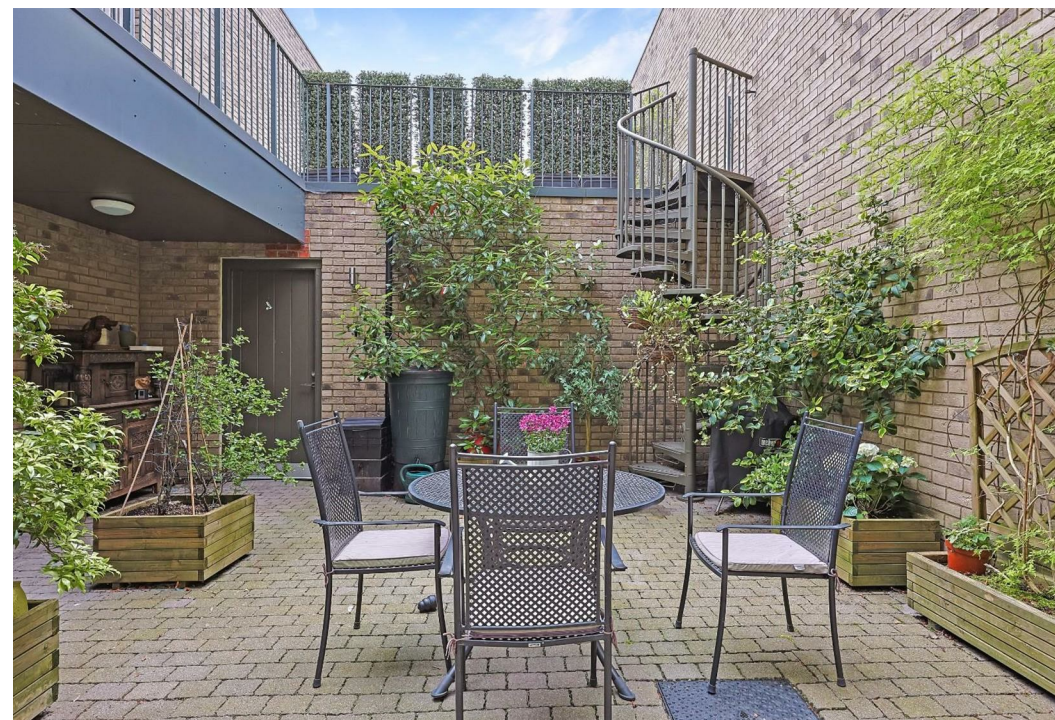
Council Tax Band - G

Fixtures and Fittings

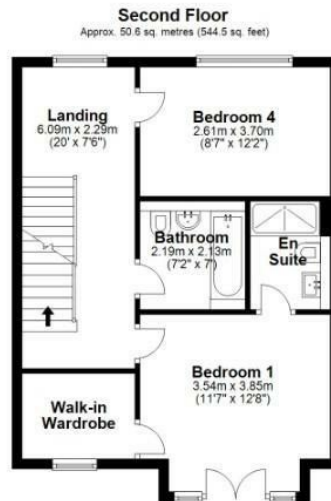
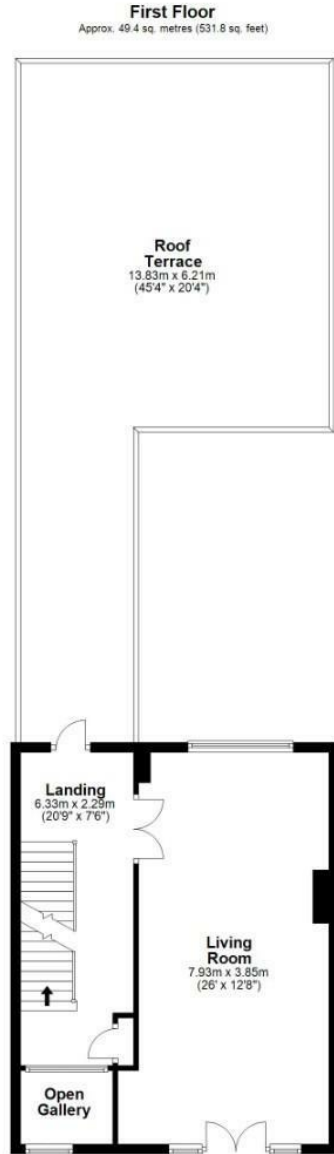
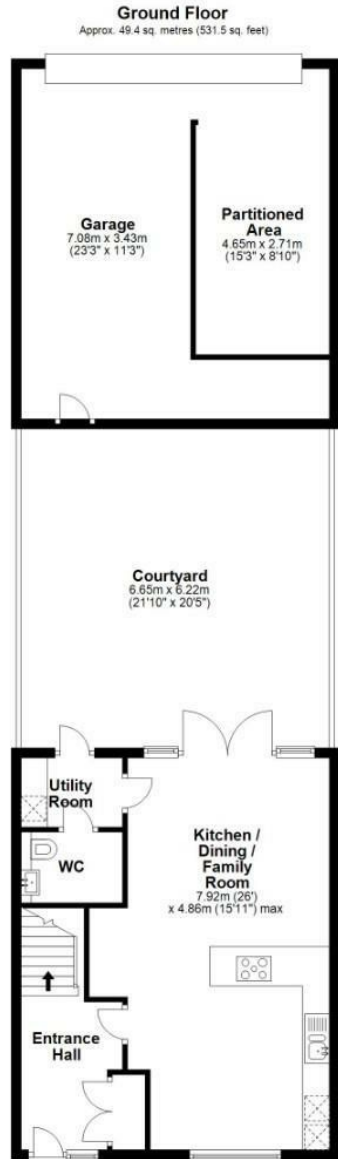
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 199.6 sq. metres (2148.8 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		94
(81-91) B	88	
(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.



