



29 Hobson Avenue, Trumpington, Cambridge, CB2 9EG
Offers In Excess Of £875,000 Freehold



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A STUNNING THREE STOREY FAMILY HOME EXTENDING TO APPROXIMATELY 1877 SQFT, BOASTING ELEGANT AND LUXURIOUS ACCOMMODATION WITH A NUMBER OF EXTERNAL MULTI-FLOOR TERRACES AND A DOUBLE GARAGE WITHIN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA.

- Town house
- 4 beds, 4 bath, 3 recepts
- Built in 2016
- Gas fired central heating to radiators
- Council tax band - F
- 1877 Sqft / 174 Sqm
- 0.06 acres
- Integral double garage
- EPC - B
- Conveniently located for the city centre and Addenbrookes medical campus

The property was constructed in 2016 and makes up part of the Award Winning Countryside Scheme. The residence was designed with great emphasis on light and space with beautifully presented accommodation arranged over three floors and is complemented by a number of sunny external terraces. The building was designed with longevity in mind and there is provision for the inclusion of an elevator should the stairs become challenging in later life or potential health issues.

The accommodation comprises a spacious entrance hall with stairs to first floor accommodation, utility cupboard with space for washing machine and two further fitted storage cupboards plus a door to the double garage. There is a ground floor bedroom with an en suite shower room. Upon ascending the staircase, large picture windows fill the stair-well with light and leads to the first floor landing with dual aspect windows and stairs to the second floor. Just off is another double bedroom with access to the main terrace and a luxury family bathroom. The open plan kitchen/dining/living room is indeed the heart of this beautiful home., again enjoying a dual aspect with doors to a further terrace which is ideal for alfresco dining. The kitchen area is fitted with attractive high gloss cabinetry, stone composite work surfaces set within one and a half sink unit with drainer and matching central island/breakfast bar. There is a range of integrated appliances which include an induction hob, oven, microwave, warming trays, fridge/freezer and dishwasher and all complemented by Amtico flooring.

The second floor landing, like the first, boasts a dual aspect and there is a further bedroom with private terrace and en suite shower room and the master bedroom, which is a stunning space, dual aspect room with private terrace, fitted wardrobe cupboards and a luxury bathroom with separate shower.

Outside, there is a integral double garage which has an electric sliding door, power and light connected with excellent storage and boiler room.

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

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

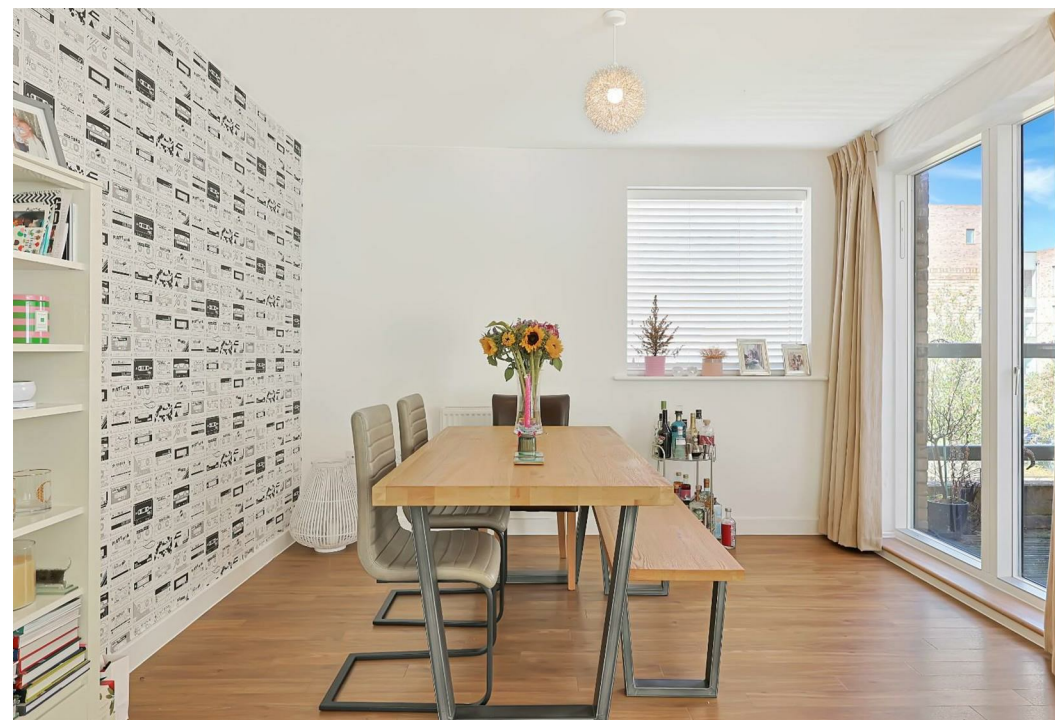
Cambridge City Council
Council tax band - F

Fixtures and Fittings

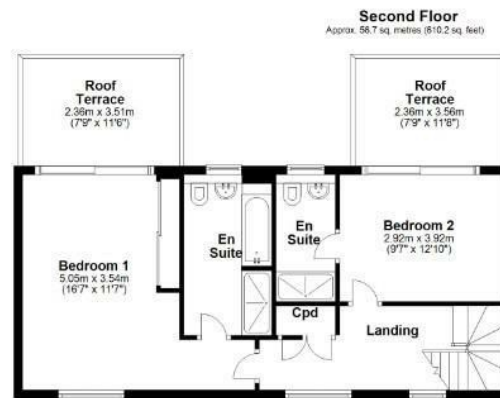
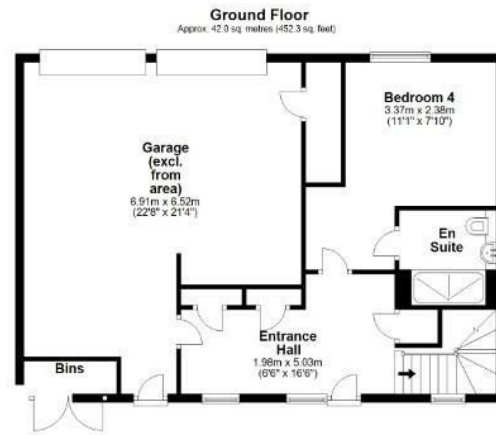
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 174.4 sq. metres (1877.6 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	87	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.



