



6 Willers Lane, Trumpington, Cambridge, CB2 9DH
Offers Over £750,000 Freehold



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AN IMPRESSIVE, MODERN FAMILY HOME EXTENDING TO 1475 SQFT, IN THE HIGHLY SOUGHT AFTER HALO DEVELOPMENT, IDEALLY LOCATED FOR ADDENBROOKES, BIOMEDICAL CAMPUS AND M11.

- Townhouse
- 3 beds, 2 bath, 1 recept
- Double length car port
- EPC - C
- 1475 Sqft / 137 Sqm
- Built in 2014
- Gas fired central heating to radiators and underfloor heating
- Council tax band - F

6 Willers Lane was built in 2014 by Countryside Properties, providing stylish accommodation over three floors, the interior features high ceilings and a light and airy feel throughout, and this is particularly evident on the first floor sitting room which has been designed to include three sets of French doors, each opening to its own Juliet balcony.

Upon entering the property you are greeted by a welcoming entrance hall, with integrated storage, stairs leading to the first-floor accommodation, access to car port, and utility room, which houses boiler and white goods with further storage and space for additional fridge/freezer.

The first floor provides your living accommodation, the open plan kitchen/dining/living room stretches the length of the property, the front aspect boast floor to ceiling glazing leaving the space flooded with natural light. The kitchen has a range of base and eye level storage, AEG ovens and warming draw, induction hob with overhead extractor, fridge freezer, dishwasher and sink with mixer tap.

The second floor is made up of up of three bedrooms, and family bathroom. The principle bedroom benefits from an en suite shower room and built in wardrobe, with the two further double bedrooms.

Outside, you have a double length car port with electric gate, the garden is mostly laid to lawn, with patio area ideal for alfresco dining.

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

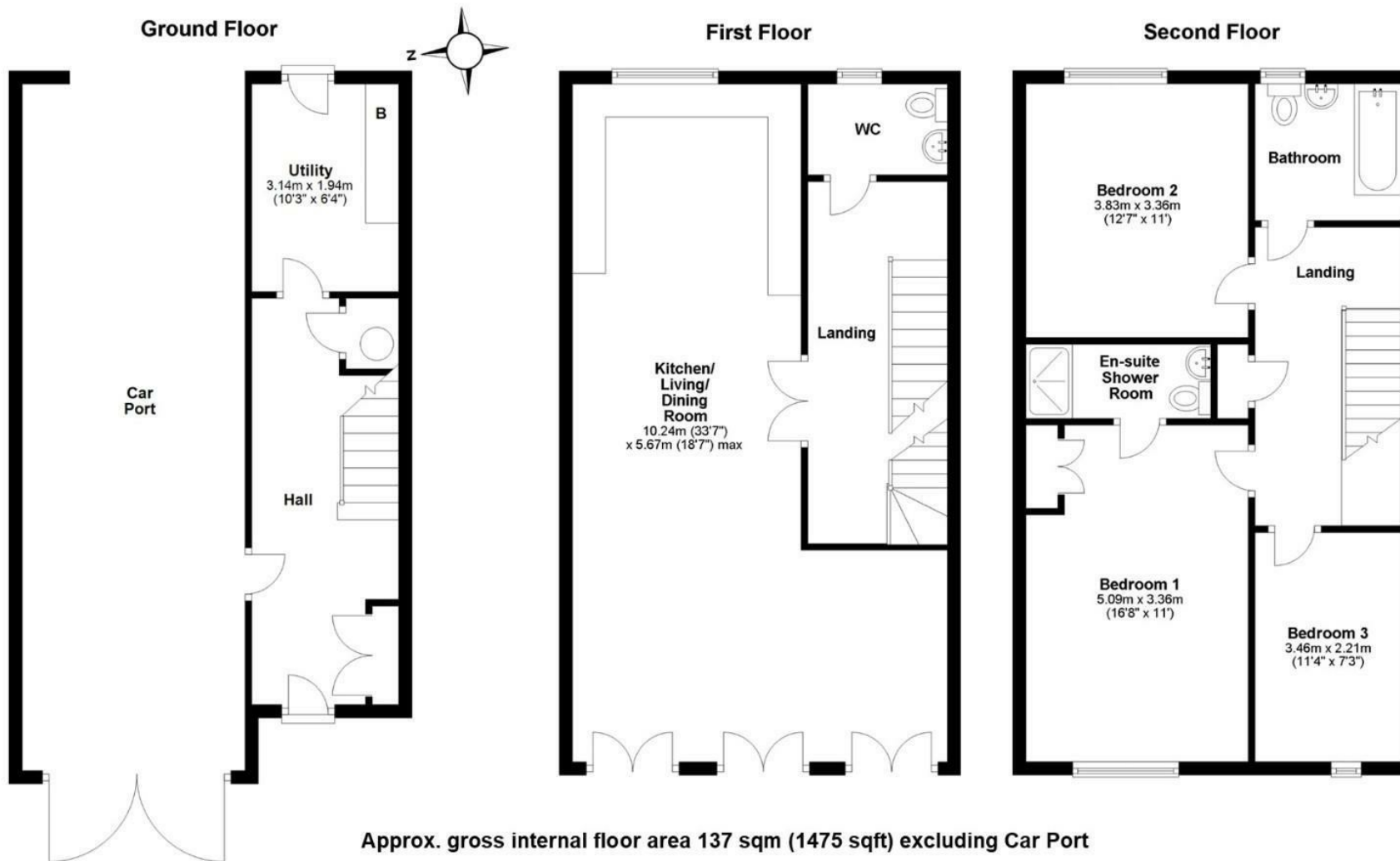
Fixtures and Fittings

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





Approx. gross internal floor area 137 sqm (1475 sqft) excluding Car Port

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	78	
(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.

