



63 Clay Farm Drive, Trumpington, Cambridge, CB2 9BX  
Guide Price £1,250,000 Freehold



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**A SUBSTANTIAL, CONTEMPORARY END-OF-TERRACE FAMILY RESIDENCE WITH ACCOMMODATION ARRANGED OVER FOUR FLOORS, ENJOYING A PEACEFUL TRAFFIC-FREE POSITION WITHIN THIS HIGHLY SOUGHT-AFTER, MODERN RESIDENTIAL AREA.**

- End of terrace house
- 2600 sqft / 240 sqm
- Gas-fired underfloor heating throughout
- 2017
- Council tax band - G
- 5 beds, 4 baths, 2 recepts
- 0.04 acres
- Double garage
- EPC - B
- Chain free

Number 63 makes up part of this award winning Halo development just off Long Road and boasts a fine traffic -free position overlooking a pleasant green space. The property boasts stylish and spacious accommodation arranged over four floors and measuring approximately 2600 sqft with a rear courtyard garden, a further sunny terraced garden and a double garage.

The accommodation comprises a welcoming reception hall with full height atrium above. There is a large open planned kitchen/dining/family room. The kitchen area is fitted with attractive contemporary cabinetry, Silestone work surfaces, breakfast bar and a range of integral Smeg appliances plus a handy utility and cloakroom/wc close by.

On the first floor, off the generous galleried landing / glazed walkway, is a dual aspect sitting room with oak flooring. There is a large ensuite bedroom with a garden terrace. Over floors three and four, are four further bedrooms and three bathrooms/shower rooms. The property benefits from underfloor heating throughout and triple glazing.

Outside, the garage has an electric up-and-over door with power and light connected and a door to the courtyard garden, which has been designed with ease-of-maintenance in mind and enjoys good levels of privacy. The sun terrace is accessed via the first floor walkway and the ensuite bedroom on this floor.

#### **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.

#### **Services**

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

#### **Statutory Authorities**

South Cambridgeshire District 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

#### **Agents Note**

Managed/ shared areas - EMUS management of common landscaped areas.  
Annual charge - £34.39 half yearly.









Approx. gross internal floor area 240 sqm (2600 sqft) excluding Garage and Terrace

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	88	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.







