



57 Southwell Drive, Trumpington, Cambridge, CB2 9DQ  
Offers In Excess Of £1,150,000 Freehold



rah.co.uk  
01223 800860

**A SUBSTANTIAL DETACHED CONTEMPORARY RESIDENCE WITH FLEXIBLE AND LUXURIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS, SET WITHIN PROFESSIONALLY LANDSCAPED GARDENS, WITH DOUBLE GARAGE AND VIEWS OVER THE NATURE RESERVE CONVENIENTLY LOCATED WITHIN THIS HIGHLY SOUGHT AFTER RESIDENTIAL AREA.**

- Detached house
- 5 beds, 3 baths, 1 recept
- Built in 2017
- Off road parking and double garage
- EPC - B / 90
- 2100 Sqft / 195 Sqm
- 0.07 acres
- Gas fired central heating to radiators
- Siemens integrated kitchen appliances
- Council tax band - G

This superb and substantial modern detached family residence occupies a pleasant position overlooking a tranquil nature reserve with lovely walks on the door step and just a short cycle to Addenbrookes medical campus and the much anticipated Cambridge South railway station. The property was constructed in 2017 by the award winning Bovis Homes and the current owners have made numerous improvements including professionally landscaping the rear garden.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, fitted coat cupboard, ceramic tile flooring, door to garage and utility/cloakroom/WC just off. The ground floor is primarily made up by the kitchen/dining/family room with a generous space with bi-fold doors to the garden. The kitchen is fitted with attractive handle-less gloss fronted cabinetry, quartz work surfaces with matching central preparation island/ breakfast bar and a range of integrated Siemens appliances. These include an induction hob, twin oven ( one of which a combination microwave and oven) double fridge, double freezer, dishwasher and a discreetly positioned wall mounted gas fired central heating boiler.

On the first floor, off the galleried landing, are three good sized bedrooms and a luxury family bathroom plus a generous sitting room with patio doors to a spacious terrace area. On the second floor, there are two large bedrooms, the master bedroom benefitting from a walk-in closet, both with luxury en-suite bathrooms and French doors to a terrace area.

Outside, the block paved driveway provides parking for one car, although there is potential to create another parking space to the side. The double garage has an electric up and over door, power and light connected and a door to the side of the property. Gated access leads to the rear garden which has been professionally landscaped, laid to high quality artificial turf, flower and shrub borders, generous paved patio area, a large bike/garden shed, bin store and all is enclosed by a combination of walling and fencing.

**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**

South Cambridgeshire District Council  
Council tax band -

**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 195 sqm (2100 sqft) excluding Garage

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 90                      | 90        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | 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.



