



7 Skylark Road, Trumpington, CB2 9AQ

Guide Price £675,000 Freehold



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01223 800860

**A SPACIOUS, MODERN THREE-BEDROOM HOUSE WITH A SOUTH-WEST FACING GARDEN ON THIS AWARD-WINNING DEVELOPMENT IN THIS SOUGHT-AFTER LOCATION.**

- 1341 sqft / 124.6 sqm
- 3 bedrooms, 2.5 bathrooms, 1 reception
- Driveway parking
- EPC - B / 90
- No onward chain
- Mid terraced house built in 2013
- Gas-fired heating to underfloor
- Plot size - 0.04 acres
- Council tax band - E
- Mechanical ventilation system with heat recovery. Photovoltaic panels

7 Skylark Road is situated in the rarely available, award winning Seven Acres development, designed with energy efficiency in mind with well-planned accommodation, high ceilings, large windows, built-in storage, combining practicality with elegance. These homes have excellent insulation, managed ventilation with heat recovery, triple glazing and photovoltaic panels concealed on the flat roofs.

On the ground floor is an entrance hall, a large cloakroom and the utility room, which houses the mechanical ventilation system for the property and also has space for a fridge/freezer, washing machine and tumble dryer. The open plan kitchen/dining/family room makes up the rest of the ground floor accommodation, fitted with a stylish well-equipped kitchen and two sets of French doors, which open onto the garden.

The first-floor accommodation comprises three good-sized bedrooms, two fitted with built-in wardrobes and the principal bedroom benefiting from an ensuite shower room, the family bathroom is fitted with a three-piece suite, with a large storage/linen cupboard.

Outside, there is a south-west facing garden of about 28ft x 32ft, mostly laid to lawn with a large deck for entertaining. There is also private parking for one car, a secure bike store, a garden shed and bin storage.

**Location**

Trumpington is a vibrant and an eagerly sought-after residential area, just 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. This is an ideal location for the Cambridge Biomedical Campus, Addenbrooke's Hospital, and the Royal Papworth Hospital, which are less than 5 minutes' drive away.

London and Stansted are within easy reach. The new Cambridge South station (opening early 2026) is just 1 mile from the property with direct trains to London's King's Cross, Liverpool Street stations and Stansted Airport. Cambridge's main station is 3 miles away, and the M11 to Stansted Airport and London is under 5 minutes' drive.

Amenities in the neighbourhood, include The Clay Farm Centre (a community centre, café and library), a doctors' surgery, pharmacy, village hall, sports centre, pubs, restaurants, and supermarket shopping is available at Waitrose and a Sainsbury's Local. Nearby for walks and jogging are Hobson's Park, Trumpington Meadows and Byron's Pool Nature Reserve.

Some of the city's top schools are in the near vicinity, including Trumpington Community College, Hills Road, The Perse and The Leys.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

**Agent's Note**

We understand that there is an annual charge of £214.00 for the maintenance of the communal areas. This is reviewed annually and adjusted according to associated costs.

**Fixtures and Fittings**

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

**Viewing**

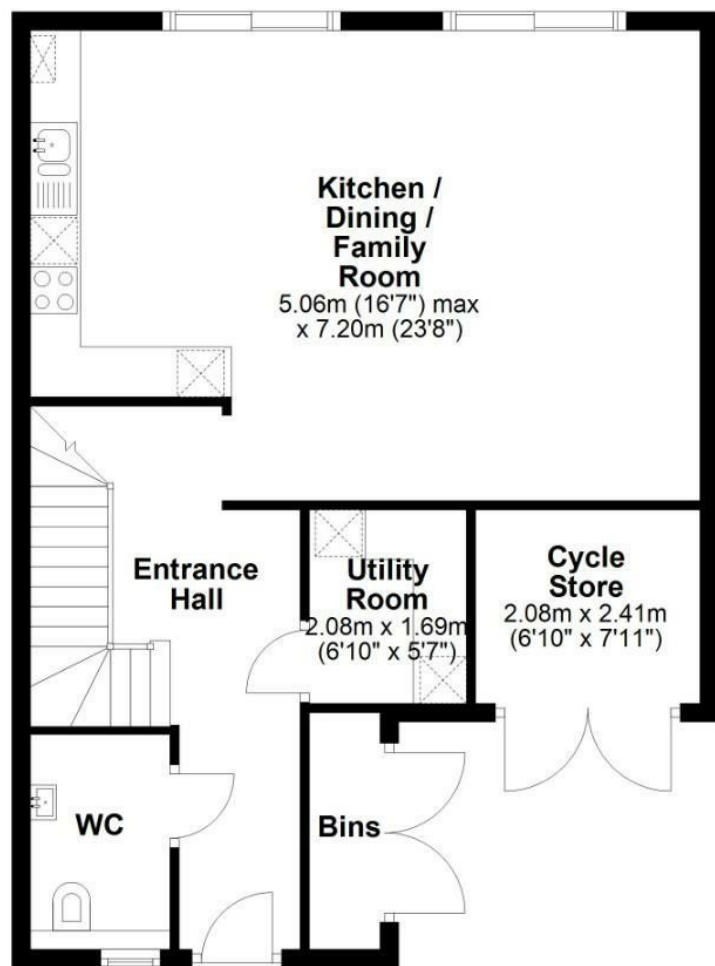
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





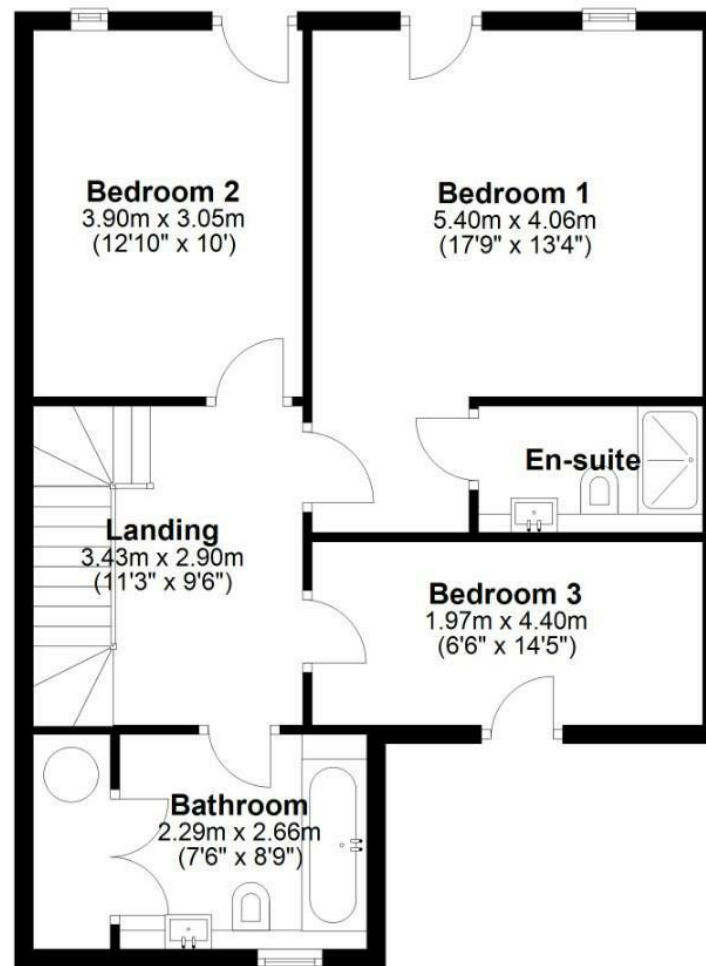
## Ground Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



## First Floor

Approx. 62.5 sq. metres (673.2 sq. feet)



Total area: approx. 124.6 sq. metres (1341.3 sq. feet)

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



