



3 Willow Terrace, Trumpington, Cambs, CB2 9AZ
Guide Price: £625,000 Freehold



rah.co.uk
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A brand new contemporary high-specification 3 bedroom townhouse, forming part of this select development and ideally situated for access to Addenbrooke's Hospital and Biomedical Campus. Call now to arrange a viewing.

An exciting new development of just eight stunning, high-quality contemporary homes built using stylish architecture and carefully chosen materials to create well-thought-out comfortable homes, situated in a small private development. Each property boasts outstanding design and detailing, making use of the most modern materials including zinc and powder coated aluminium windows.

No. 3 Willow Terrace is a superb brand new 3 bedroom townhouse offering spacious accommodation finished to a high specification throughout to meet the demands of the most discerning of buyers. This contemporary style property forms part of the small development and is built of high-quality facing brick elevations with feature protruding brick detailing under a modern anthracite roof tile. Interior finishes include bespoke contemporary Shaker-style kitchen cabinetry, AEG integrated appliances and quartz worksurfaces in a marbled finish. Large format porcelain tiled flooring in a neutral stone colourway runs throughout the ground floor to provide a wonderful sense of flow.

To the first floor there is a superb light-filled bedroom 2 to the rear of the property, featuring two sets of floor-to-ceiling windows, and with space for dressing/seating area in addition to sleeping. Bedroom 3 is to the front of the property and is a good-size double. Also to this floor is a contemporary well-appointed bathroom. A principal bedroom suite is to the second floor; a light and airy room, benefitting from a large en-suite with walk-in shower and contemporary fittings.

Underfloor heating is installed throughout the ground floor for comfort, and the properties benefit from air source heat pumps.

Outside, the property is set back from the road and benefit from an enclosed rear garden with patio, lighting and power, together with a lawned area. There is also a large cycle/storage shed with feature sedum living roofs and gated pedestrian access to the rear, leading to the private driveway of the development where each property has its own allocated parking space and electric car charging.

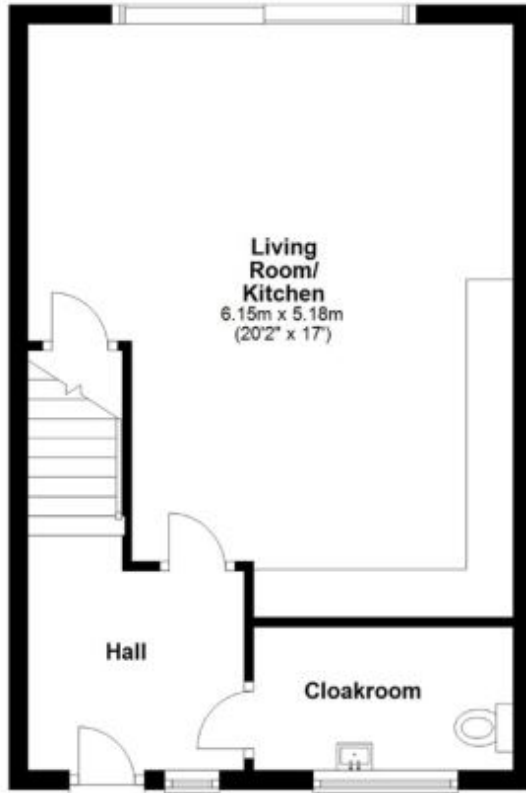
Location

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.

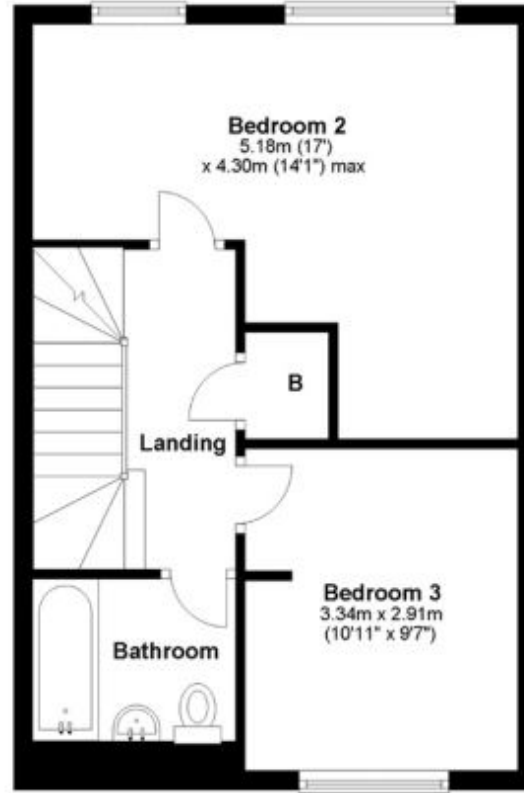




Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 105 sqm (1125 sqft)



SPECIFICATION

KITCHEN AND UTILITY ROOM

- Bespoke kitchens in an attractive matt finish
- Quartz worktops and matching upstands in kitchen – bianco carrara 20mm (white)
- Integrated AEG appliances including induction hob, double oven, dishwasher, fridge/freezer, washer/dryer

BATHROOMS AND EN-SUITES

- Contemporary white Rak/Novum Art sanitaryware including wall hung wcs
- Grohe chrome mixer taps, shower and bath fitting
- Fully tiled with porcelain floor and wall tiles
- Vanity units with wash basins over in ensuites
- Walk-in showers to ensuites
- Bathroom mirrors above basins
- Chrome towel rails operated from time clock
- Underfloor electric heating

HEATING AND WATER SYSTEM

- Nibe Air Source Heat Pump
- Underfloor heating throughout the ground floor with independent zoned thermostats and radiators on first floor and second floor
- High capacity pressurised hot water cylinders with electric immersion heater

ELECTRICAL

- BG 7.4kw electric car charging point
- Aerial sockets to all reception rooms and bedrooms with option to connect to a digital aerial or cable
- Data points to all reception rooms and bedrooms
- Energy efficient LED down lighters throughout
- External lights to front and rear
- External waterproof power socket
- Wired smoke alarms

LANDSCAPING

- Permeable block paving driveways
- Indian sandstone front paths and rear patios
- Communal areas at front landscaped with mature trees and shrubs
- Rear gardens turfed and planted

CONSTRUCTION AND EXTERNAL FINISHES

- High quality facing brickwork
- Plain tiled roof
- Allan Brothers double glazed windows – aluminium and timber
- High quality sliding doors in the kitchens from Allan Brothers
- Bike and bin stores to each property

WARRANTY

10 year ICW new home warranty

TENURE

Freehold.

SERVICES

Mains water, electric and drainage are connected.

LOCAL AUTHORITY

South Cambridgeshire District Council.

FIXTURES AND FITTINGS

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

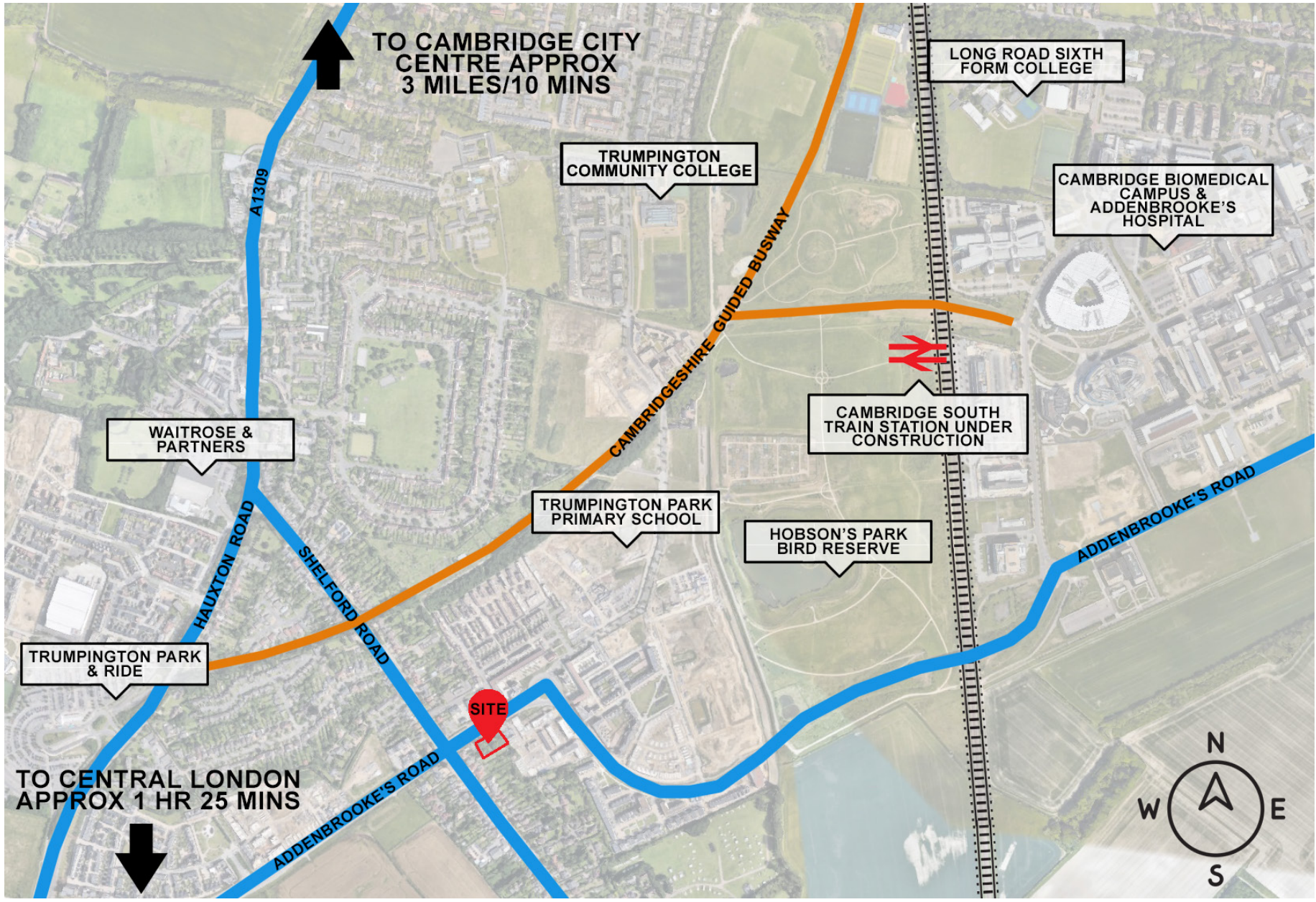
AGENT'S NOTE

The road will be privately owned by a management company, that all owners will be a shareholder of. There will be a management charge to each property associated to this, budgeted to be £400-£500 per annum.

As a new-build property the EPC has not yet been issued however this is predicted to be a "B" rating.







TO CAMBRIDGE CITY
CENTRE APPROX
3 MILES/10 MINS

LONG ROAD SIXTH
FORM COLLEGE

TRUMPINGTON
COMMUNITY COLLEGE

CAMBRIDGE BIOMEDICAL
CAMPUS &
ADDENBROOKE'S
HOSPITAL

A1309

CAMBRIDGESHIRE GUIDED
BUSWAY

WAITROSE &
PARTNERS

CAMBRIDGE SOUTH
TRAIN STATION UNDER
CONSTRUCTION

TRUMPINGTON PARK
PRIMARY SCHOOL

HOBSON'S PARK
BIRD RESERVE

ADDENBROOKE'S ROAD

HAUXTON ROAD

SHELFORD ROAD

TRUMPINGTON PARK
& RIDE

SITE

TO CENTRAL LONDON
APPROX 1 HR 25 MINS

ADDENBROOKE'S ROAD

