



Osprey Drive

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A wonderfully presented, new build five bedroom home, with double garage and enclosed garden. Close to Trumpington Meadows nature reserve, Addenbrookes Hospital and the park and ride, for Cambridge City centre.

£2,995 pcm

Osprey Drive, Cambridge,
CB2 9GR



A brand new, five-bedroom, bright and airy semi-detached property, not to be missed! Located on the highly sought after estate of Trumpington Meadows, with great connections to the City Centre, Park and Ride as well as major road connections, out of the city.

As you enter the property, there is a welcoming entrance hallway, with WC off to the left. There is under stair-storage, next to this. To the right of the hallway, you find the living room, with floor to ceiling windows, overlooking the pleasant front garden. There are internal French glass doors, leading through to the open plan, kitchen/ dining area.

The kitchen is fully fitted, with a range of gloss wall and base units. There is a washer/dryer, fridge freezer, dishwasher and wine cooler all integrated, as well as induction hob and oven. There is an area for a table and UPVC French doors, giving access to the enclosed garden.

There are three bedrooms on the first floor, one with an ensuite shower room, fitted with WC, basin and rainfall shower. There is a smaller room that would be ideal as a home office. Adjacent, is the main bathroom fitted with WC, basin and panelled bath with shower over.

On the second floor, there is an additional double sized bedroom and cupboard, housing the boiler. The primary bedroom is located up here and is generously proportioned, benefitting again from floor to ceiling windows. There are double, mirrored, sliding wardrobes in the dressing area, providing ample storage space. There is a further ensuite attached, featuring WC, rainfall shower and panelled bath, with shower over. All bathrooms in the property, have been tiled from floor to ceiling.

The garden is split into two levels and has been laid with new turf. There is a patio area and side access. At the back of the property there is a large double garage with side-by-side access for two cars. Next to this, accessed via a separate door, is a secure store for bins/bicycles. Above the garage and up a concrete staircase leading from the garden is a spectacular open-air terrace, overlooking the garden and residential street behind.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

Available 31 August 2024. Video tour available.





143sqm / 1539sqft

5 bed, 3.5 bath, 2 recep

Council tax band - F

EPC - B / 90

Gas central heating

Double garage

Enclosed garden

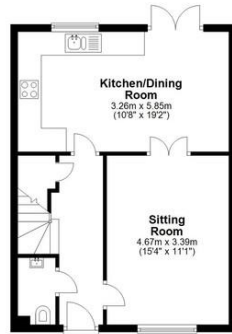
Available August 2024





Ground Floor

Approx. 47.3 sq. metres (503.4 sq. feet)



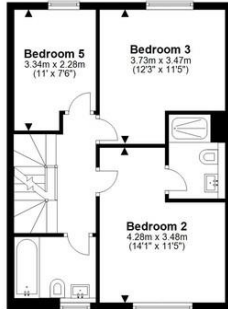
Second Floor

Approx. 47.3 sq. metres (503.4 sq. feet)



First Floor

Approx. 47.3 sq. metres (503.5 sq. feet)



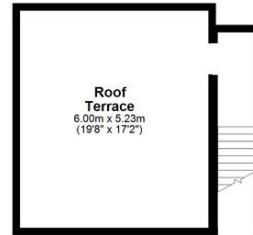
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



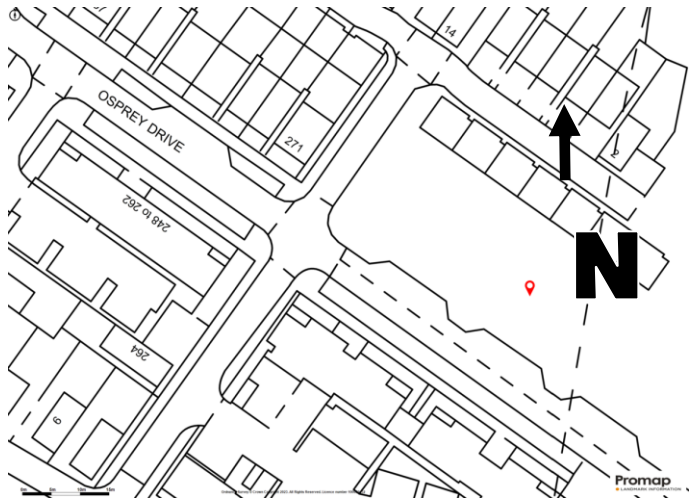
Terrace

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 142.0 sq. metres (1528.4 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2
Plan produced using PlanUp.



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, by bicycle on one of several purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all. The area has three primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it excellent sporting facilities including a private members' gym. A number of Private Schools are within cycling distance. There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, chemist, Waitrose supermarket, Sainsbury's local and two new country parks.

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