



Windmill Drive, Trumpington

+44 (0) 1223 508050

lettings@cookecurtis.co.uk

www.cookecurtis.co.uk

A stylish four bedroom semi-detached house, looking west over its stunning gardens with playing fields beyond. Conveniently situated just off Long Road, half a mile from Addenbrooke's Hospital and less than 2 miles

£3,100 pcm

Windmill Drive, Cambridge,
CB2 9FA



Windmill Drive is located in Trumpington, on the highly acclaimed Aura development, just south of the city centre. The street is particularly well-positioned on the edge of the development overlooking Fawcett Primary School's playing fields.

On the ground floor is an entrance hall with space for coats and footwear, access to a cloakroom WC and stairs to the first floor. Of particular note, is the property's impressive kitchen/dining room which has been fitted with a stylish range of units and integrated appliances, finished with quartz worktops. Double doors lead to the private west-facing rear garden.

On the first floor there is a bathroom, a double bedroom, study and the main sitting room, which has its own balcony benefitting from the afternoon and evening sun. The second floor houses bedrooms one and three. The master bedroom is particularly spacious, has a dual-aspect and built-in sliding mirrored wardrobes coupled with an en-suite shower room.



Outside there is parking for two large vehicles within a secure carport to the front. The beautiful rear garden has been maintained to the highest standards by the owner and features patio, built in seating, lawn and a range of plants and shrubbery. The garden is the perfect place for entertaining and al-fresco dining.

No pets permitted.

Available 1st September 2024. Video tour available.





145 sqm / 1564 sqft

4 bed, 2.5 bath, 2 recep

Council tax band - F

EPC - B / 87

Gas central heating

Carport parking

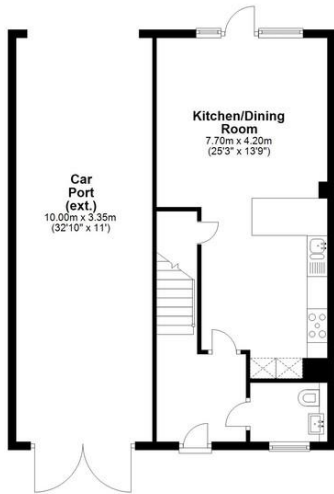
Balcony

Available September 2024



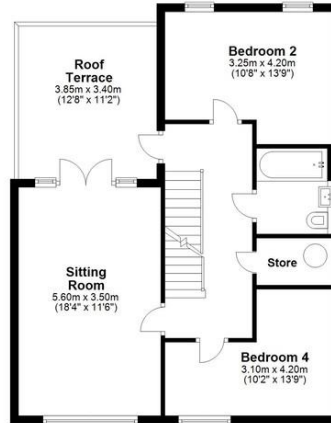
Ground Floor

Approx. 42.1 sq. metres (452.8 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.3 sq. feet)



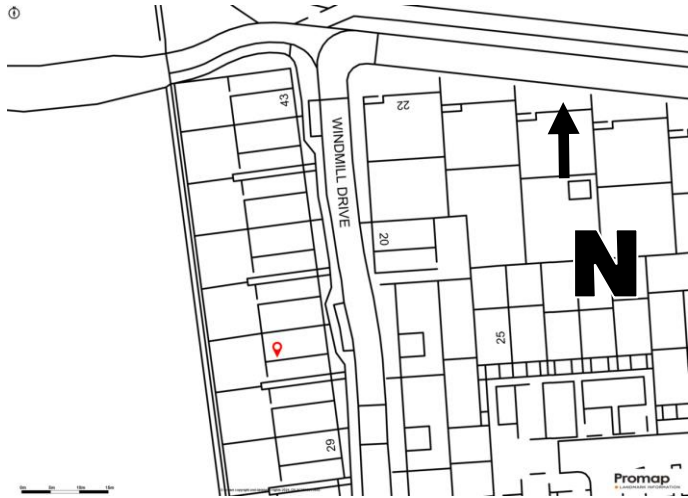
Second Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 145.4 sq. metres (1564.6 sq. feet)

Drawings are for guidance only. www.beaconenergy.co.uk
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, one of a few 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 built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local. Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

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