



Leah Manning Close

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This new four bedroom family home is set in the Timberwoks development just off Cromwell road. Offering superb access to the city centre, Newmarket road, Mill road and the train station.

£2,800 pcm

Leah Manning Close,
Cambridge, CB1 3FR



A stunning three storey four bedroom new build home set within the Timberworks development off Cromwell road. This property has views over the developments central park and external parking for one car with an EV charging point to the front, to the rear a partially lawned garden with patio and large storage shed.

On arrival there is an entrance hall with additional WC which leads on to an open plan kitchen dining area with large bi folding doors into the garden. The kitchen comes fully equipped with a range of base and wall units along with integrated appliances including fridge freezer, dishwasher, washer dryer, oven, microwave and hob. The ground floor has underfloor heating throughout.



The first floor consists of one double bedroom and the living room which looks out over the park. There is also a family bathroom on this floor which has a full suite of WC, wash basin, bath with shower over and heated towel rail.

The second floor comprises of three bedrooms, two doubles and one large single. The master bedroom which fronts the park also comes with built in storage and an en-suite shower room.

Available 10th August 2024. Video tour available.





135 sqm / 1454 sqft

4 bed 2.5 bath 2 recep

EPC - B / 85

Council tax band - F

Underfloor and Gas heating

EV charging point

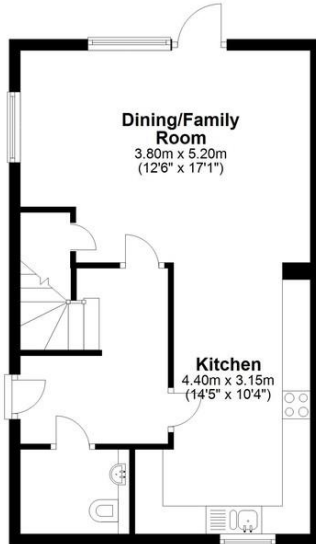
Unfurnished

Available August 2024



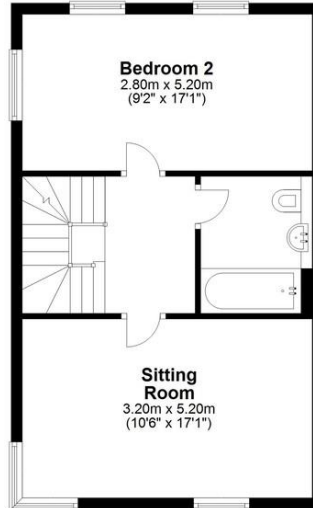
Ground Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



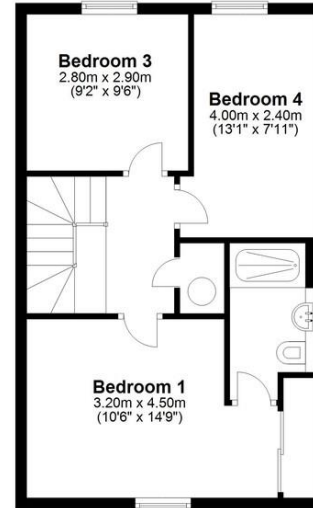
First Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



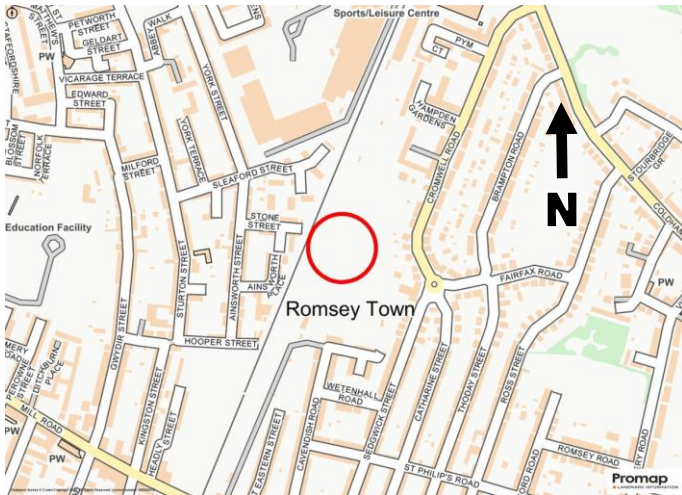
Second Floor

Approx. 45.0 sq. metres (484.8 sq. feet)



Total area: approx. 135.1 sq. metres (1454.4 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.



Timberworks is a brand new development located off Cromwell road. they are perfectly positioned to enjoy the best parts of the city and you will be well placed for convenience. A walk to the vibrant city centre takes just twenty minutes or six minutes to cycle. If you're heading out of the centre, Cambridge railway station is close by. Meanwhile, you will have green space on your doorstep with the 0.72 hectare central park sat at the heart of the development. designed to create a welcoming sociable environment, where residents can pause, meet and form friendships. It will have its own sense of community, united through its outside spaces.

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