



Leah Manning Close, Cambridge

This modern 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.

£2,850 pcm

Leah Manning Close,
Cambridge, CB1 3FR



A stunning three storey four bedroom modern 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 a 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 a shower over and a 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 25th September 2025.

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.

Uk power networks suggest the electricity is currently supplied by: British gas

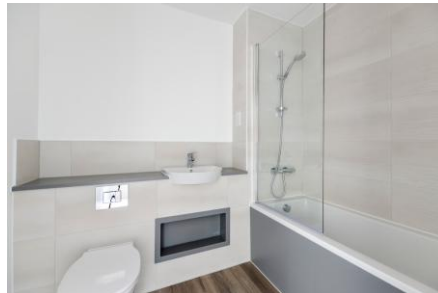
Find my supplier suggest the gas is currently supplied by: British gas

Ofcom suggests the maximum broadband speed is: 1000mbps

Gov.uk suggests the property has not flooded, in the last 5 years.



Timberworks is a 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.





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

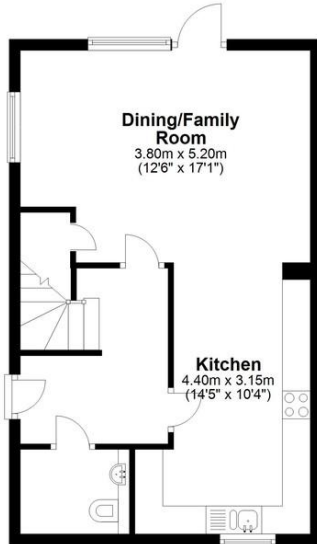
Unfurnished

Available September 2025



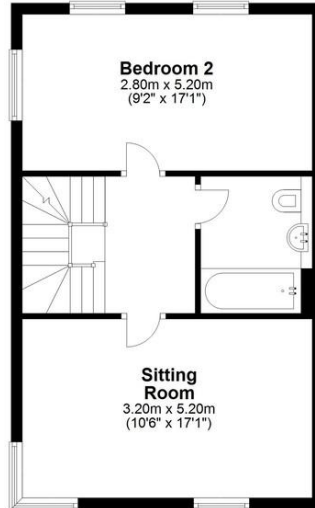
Ground Floor

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



First Floor

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



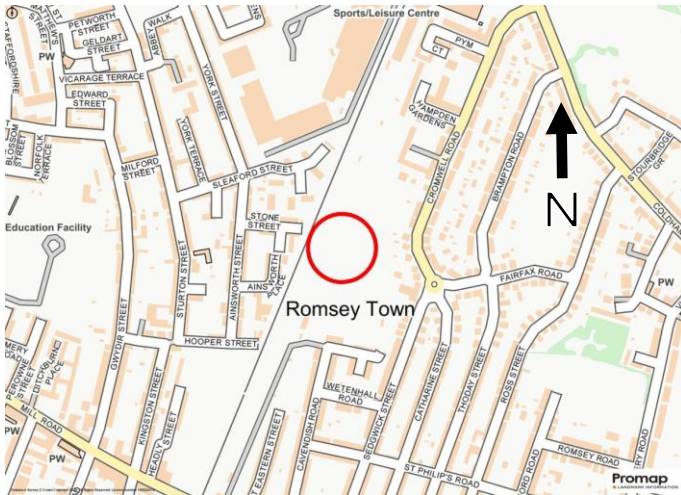
Second Floor

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 situated 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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