



Clay Farm Drive

+44 (0) 1223 508050

Lettings@cookecurtis.co.uk

www.cookecurtis.co.uk

This modern 3 bedroom, spacious property is offered fully furnished as photographed, providing a bright, comfortable, and ready-to-move-in home ideal for professionals.

£2,600 pcm

Clay Farm Drive, Cambridge
CB2 9BX



Entering the property, you step into a bright hallway that leads directly into a spacious lounge and dining area. This room is furnished as photographed and benefits from large windows and wood flooring, creating an open, welcoming feel. From here, you continue through to the modern kitchen, fitted with high-gloss units, integrated appliances, and generous worktop space. A utility room and a guest WC sit just off the kitchen for added convenience.

Heading upstairs, you arrive at the main living space of the home: a large reception room with sliding doors that open onto a private terrace. This terrace provides a good amount of outdoor space for seating or plants and is directly connected to the reception, making it ideal for everyday use. Also on this level is the main bedroom, furnished with a double bed and storage, along with its private en-suite shower room.



Continuing up to the top floor, you find two further furnished bedrooms, both with large windows and neutral décor. These rooms are flexible in use and can function as bedrooms, guest rooms, or work-from-home spaces. A modern family bathroom with a full-size bath and overhead shower serves this level.

Throughout the property, the rooms are bright and well-proportioned, with modern finishes, wood flooring, and plenty of natural light. A covered external area at the entrance provides useful space for bike storage or general outdoor items.





131sqm / 1418sqft

3 bed, 2 bath, 2 recep

EPC - B / 87

Council tax band - F

Gas central heating

Carport - gated parking

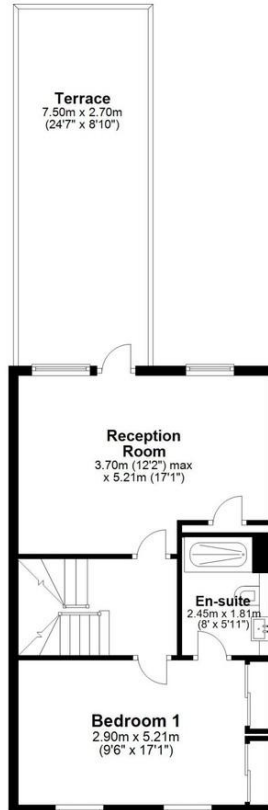
Part Furnished

Available now



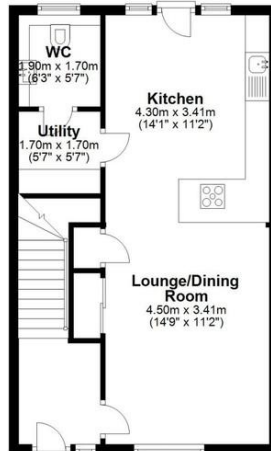
First Floor

Approx. 46.1 sq. metres (495.4 sq. feet)



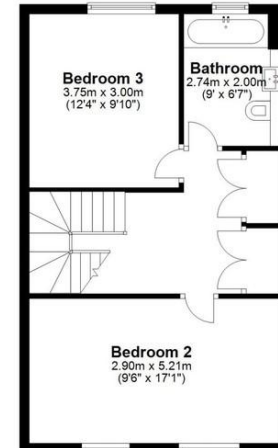
Ground Floor

Approx. 46.4 sq. metres (499.3 sq. feet)



Second Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 138.6 sq. metres (1491.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
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.

COOKE
CURTIS
& CO