



Forester Road, Trumpington

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A contemporary, detached townhouse,
immaculately presented throughout with
views over fields to the front and located
within this highly sought-after residential area.

£2,800 pcm

Forester Road, Cambridge,
CB2 9GL



A recently built four bedroom, detached townhouse positioned on the edge of this highly sought after development in Trumpington. The property is ideally located for access to Cambridge city centre, Addenbrooke's Hospital and has excellent road links to the M11. The house was constructed in 2021 by award winning Barratt Homes to a spacious and well-planned design, making this a comfortable home for couples or families.

The accommodation comprises a spacious entrance hall with stairs to the first floor, a downstairs w.c. and an office / study. The open plan kitchen / dining /family room has a part-vaulted ceiling incorporating two skylights and French doors leading to the rear garden. The kitchen area is fitted with attractive cabinetry and worktop space, plus integrated appliances including hob, oven, fridge / freezer, dishwasher and washing machine.

To the first floor is the master bedroom with en-suite shower room, plus an additional double bedroom. On the top floor there are two further double bedrooms and a family bathroom.

Outside, a driveway to the side of the property provides parking for at least two cars. Gated access leads to the fully enclosed rear garden, which is laid to lawn with a paved patio and shed.

Available 19th July 2024. Video tour available.



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





116 sqm / 1249 sqft

4 bed, 2.5 bath, 1 recep

Council tax band - F

EPC - B / 90

Gas central heating

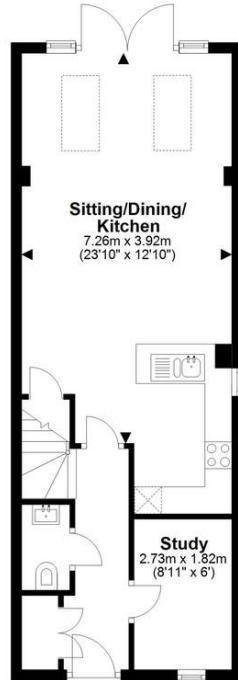
Driveway parking

Furnished

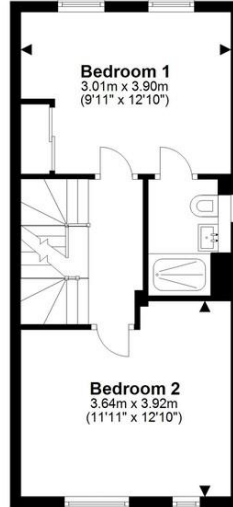
Available July 2024



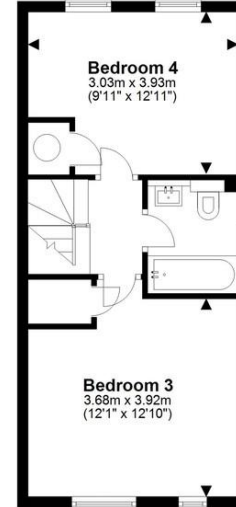
Ground Floor
Approx. 44.8 sq. metres (482.7 sq. feet)



First Floor
Approx. 35.3 sq. metres (379.9 sq. feet)

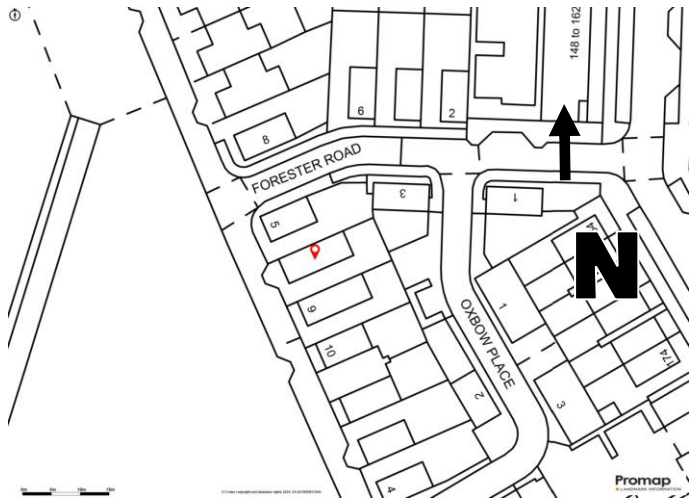


Second Floor
Approx. 35.5 sq. metres (381.9 sq. feet)



Total area: approx. 115.6 sq. metres (1244.5 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 retains its village identity and community spirit. Exceptionally well-located, it offers easy access to the Addenbrooke's campus, the M11, and the city centre via car, bus, guided bus, bicycle on purpose-built cycle routes, or an enthusiastic walk. The city's mainline station is easily reachable along the guided busway cycleway, avoiding car traffic. The area boasts three primary schools and a state-of-the-art secondary school, opened in 2016, with excellent sporting facilities, including a private members' gym. Several private schools are within cycling distance. Local amenities include various restaurants, pubs, shops, a post office, hairdresser, surgery, pharmacy, library, Waitrose supermarket, and two new country parks.

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