

Byron Square, Trumpington, CB2 9JJ

Offers Over £450,000

Council Tax Band: A



This spacious and well-presented four-bedroom semi-detached home offers thoughtfully arranged accommodation with a natural flow throughout the ground floor, making it ideal for modern family living.

The property is entered via an enclosed porch which opens into a generous entrance hallway, with stairs rising to the first floor. A ground floor bedroom is positioned to the right, while straight ahead sits the kitchen, forming the central hub of the home. Off the kitchen is a practical utility room incorporating a WC and side access to the garden.

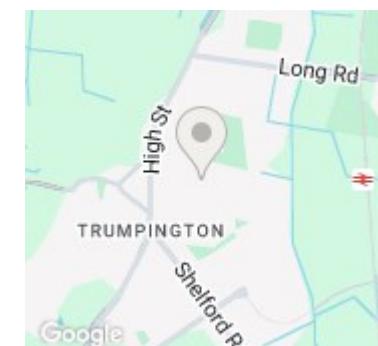
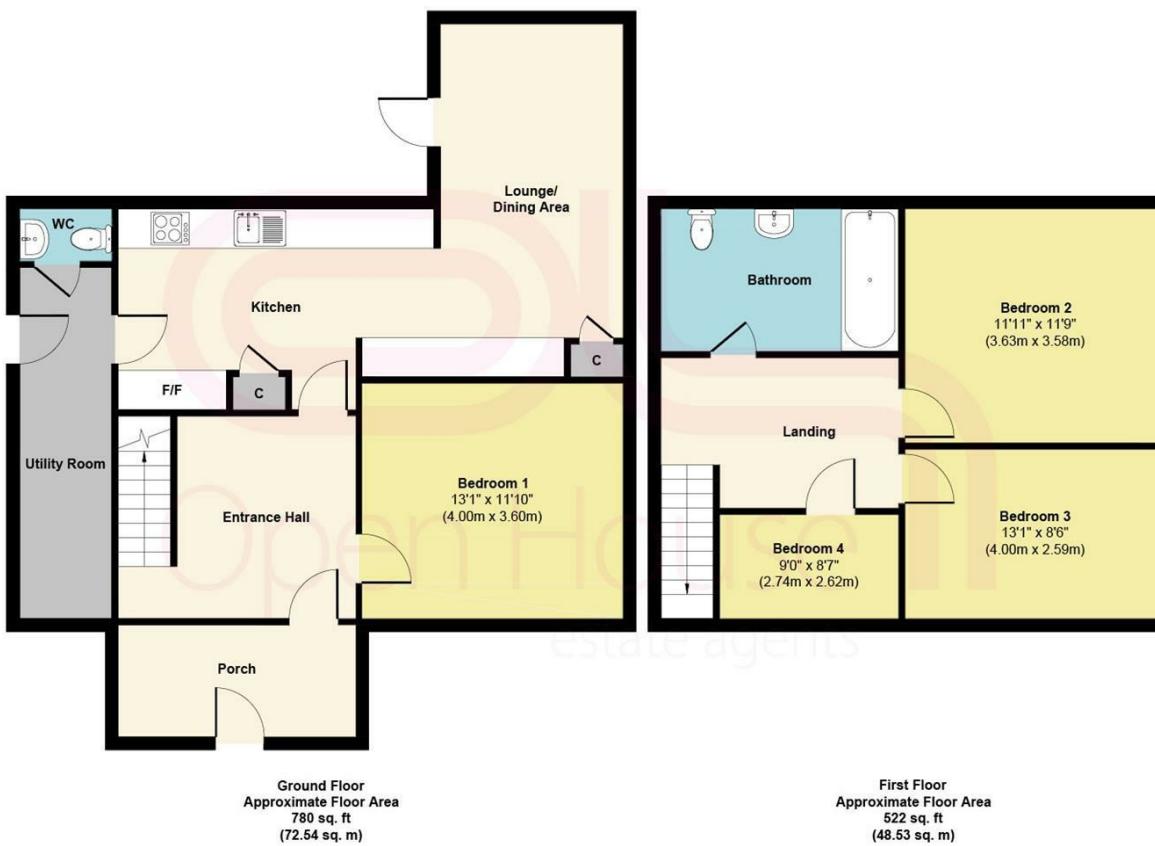
Beyond the kitchen, the accommodation opens into a dedicated dining area which flows through to a spacious lounge positioned at the rear of the property. French doors open onto a patio seating area, which in turn leads to the mature and well-established rear garden, creating an excellent space for family life, entertaining and outdoor enjoyment.

To the first floor are three further well-proportioned bedrooms and a modern family bathroom.

The property is ideally located approximately three miles from Cambridge City Centre, with excellent road and cycle links, while Trumpington Park & Ride is within easy walking distance and offers frequent direct services into the city.



Open House Cambridgeshire



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 69 | 77 |
| EU Directive 2002/91/EC | | | |