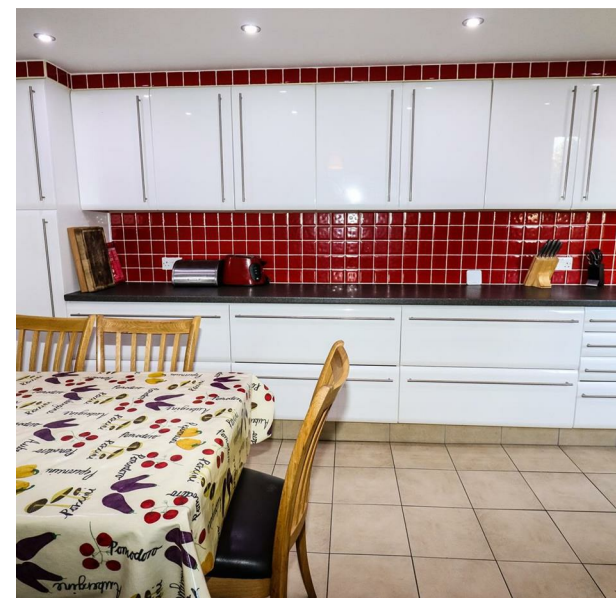


Byron Square, Trumpington, CB2 9JJ

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



Ground Floor
Approximate Floor Area
780 sq. ft
(72.54 sq. m)

First Floor
Approximate Floor Area
522 sq. ft
(48.53 sq. m)

Approx. Gross Internal Floor Area 1302 sq. ft / 121.07 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.



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