



Southwell Drive, Trumpington  
CB2 9DQ

**Pocock + Shaw**

29 Southwell Drive  
Trumpington  
Cambridge  
CB2 9DQ

A stunning three storey town house, with planning permission to extend, situated towards the edge of the popular residential development of Great Kneighton. offering easy access to Addenbrookes Hospital, City centre and forthcoming Cambridge South Railway Station. The property benefits from two large roof terraces, good sized enclosed rear garden and planning permission to extend 25/02188/HFUL

- Contemporary town house built 2015
- Accommodation arranged over three floors
- Principle bedroom with views and en suite
- Two large roof terraces
- Fitted kitchen/dining room
- Off street parking with EV charging
- Enclosed rear garden
- Planning permission to extend 25/02188/HFUL
- Solar panels

Offers Around £599,000



Southwell Drive is situated within the popular residential area of Great Kneighton, a modern new suburb with an excellent range of facilities including local shopping, library, doctors and dentists surgery. There is both primary and local schooling with sports facilities and access to a large county park and bird sanctuary. Cambridge is easily accessible via Trumpington Park and Ride or by bicycle with Addenbrookes Biomedical Campus and forthcoming Cambridge South railway station approximately 1 mile away.

## Ground Floor

**Entrance hall** With door with double glazed window to side, radiator, understairs storage cupboard, stairs to first floor.

**Cloakroom** With low level WC, wash handbasin with mixer tap, tiled splashback, radiator, high level cupboard.

**Study** With double glazed window to front, radiator, fitted cupboard.

**Kitchen/Dining room** With range of fitted wall and base units, extensive granite working surfaces with upstands, inset sink with mixer tap, five ring gas hob with stainless steel hob over and glass splashback, further range of fitted appliances including dishwasher, washing machine, fridge/freezer, double oven, cupboard containing Potterton central heating boiler, range of high level glass fronted display cabinets, radiator, range of downlighters, pair of double glazed patio doors leading to the garden.

## First Floor

**Landing** With stairs to second floor, radiator, door to

**Living room** With large double glazed window to the front, Amtico flooring, radiator, large double glazed window and door to rear terrace which measures 11'5 x 11' with wrought iron retaining rail, wooden decking and wall light point.

**Bedroom 2** With large double glazed window to the rear, radiator, amtico flooring.

**Family bathroom** Comprising three piece contemporary suite with panelled bath with mixer tap, tiled surround, fitted screen, wall mounted shower and controls, low level WC, wash handbasin and mixer tap, fitted mirrored cabinet, chrome heated towel rail, two double glazed windows to the front, extensive tiled splashbacks, inset downlighters.

## Second Floor

**Landing** With cupboard containing Megaflow hot water cylinder, amtico flooring, double glazed door to terrace (13'6 x 10'9), wrought iron retaining rail, timber decked flooring, wall light point.

**Bedroom 3** With two double glazed window to the front, radiator, amtico flooring.

**Bedroom 1** With range of full height wardrobes to one wall with sliding doors, large double glazed window with views towards the Gogs, further double glazed window to rear, amtico flooring, two radiators, air conditioning unit, door to en suite

**En suite shower room** Comprising a contemporary suite with low level WC, tiled shower enclosure with wall mounted shower and controls and sliding glazed doors, wash handbasin with mixer tap, chrome heated towel rail, tiled flooring and recess downlighters.

**Outside** The rear garden is enclosed with panelled fencing and commences with a paved patio area leading to the lawn and measures 35' 9 x 27'5 with a wall light point, open covered side carport and storage area. Gated pedestrian access to car parking area offering off street parking for two cars on the block paved driveway and wall mounted EV charging point. Solar panels.

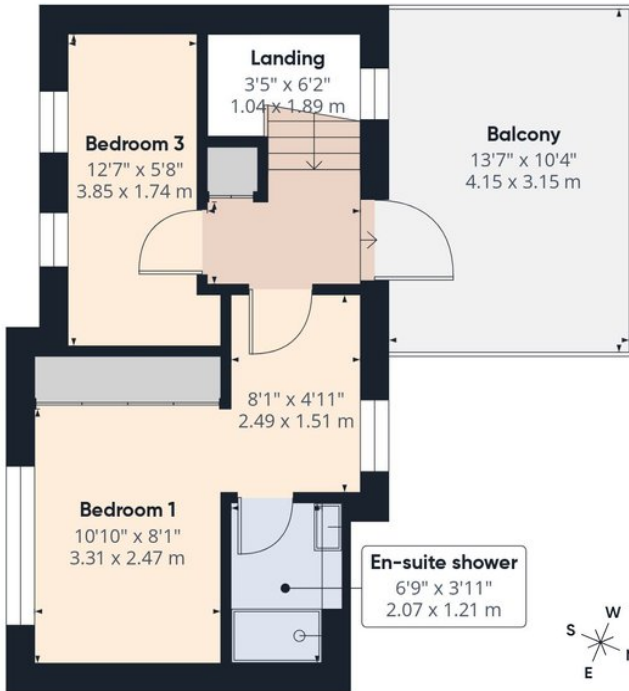
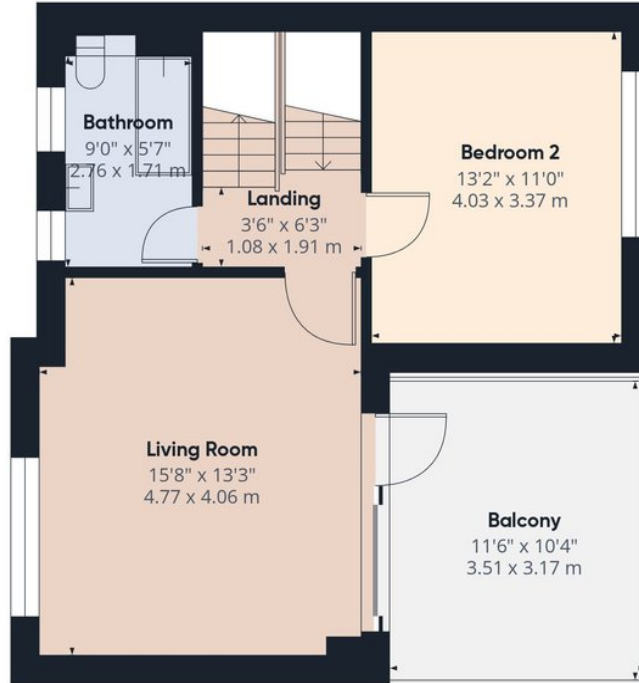
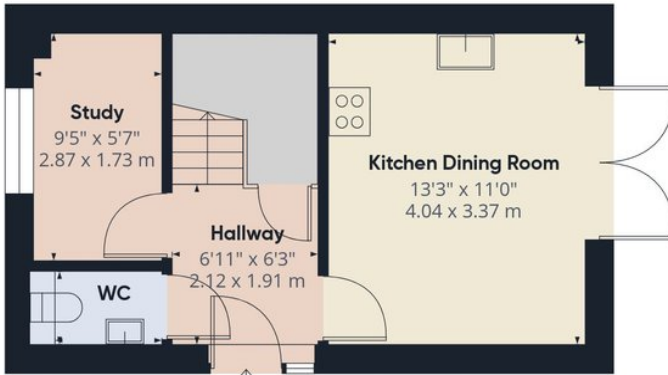
**Services** All mains services.

**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

Approximate total area: 107m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested