

GRAY TOYNBEE

# 48 Deacon Drive

Trumpington, CB2 9GB

**Guide price £625,000**

4 3 2 B

# 48 Deacon Drive

Trumpington, CB2 9GB

- 4 bed, 2.5 bath, 2 recep
- Tandem driveway with EV charging
- Superb local schooling and amenities
- Close to play park and Trumpington Meadows
- PV solar panels and excellent energy efficiency (EPC - B/91)
- Less than 2 miles from Addenbrooke's and Cambridge South Station







A detached home of 1143 sqft / 105 sqm, with a large driveway, PV solar panels and a private garden, enjoying a peaceful and most convenient position, a short walk from Trumpington Meadows.

On the ground floor is a welcoming entrance hall with useful storage, a cloakroom W.C. and an office, offering versatility. The open-plan kitchen/living/dining room has French doors to the garden. The kitchen is fitted with a modern range of units, integrated appliances and has a small peninsula to define the space.





Upstairs, accommodation is arranged over two floors. The first floor houses bedroom one with en suite shower room and a living room which could easily serve as an additional bedroom. The second floor has two further bedrooms with built-in wardrobes and the main bathroom fitted with a modern suite with shower over bath.

Outside is a large driveway and gated





side access to the private rear garden, with a paved seating area ideal for alfresco dining, plus a useful storage shed. A children's play park is just a stone's throw from the front door.

Trumpington is a hugely popular village offering a nice blend of city and country living. Exceptionally well-connected, it provides easy access to Addenbrooke's Campus, the M11 and the city centre by car, bus and bike, with the guided busway providing a traffic-free cycle route to the main station. Cambridge South station is under 2 miles away, just 10 minutes by bike.

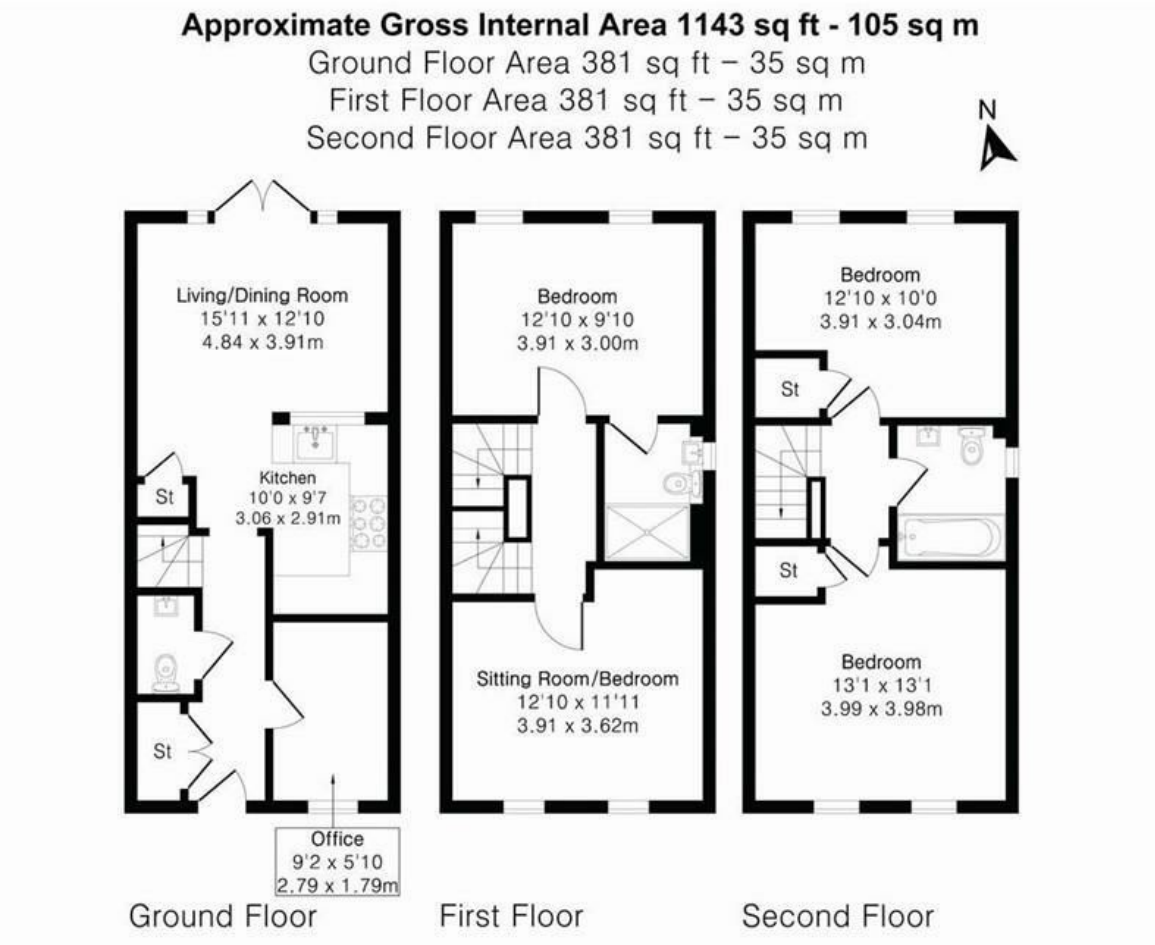
Locally there are three primary schools and a modern secondary school with excellent sports facilities, plus the city's finest private schools within easy reach. Amenities include a Waitrose superstore, Sainsbury's, GP surgery, pharmacy, pubs, restaurants and shops.

On the doorstep are Trumpington Meadows Nature Reserve and a second country park leading to Byron's Pool and Grantchester, with bridleways out to Haslingfield, Barton and Harston. You feel part of the city, but right on the edge of open countryside.





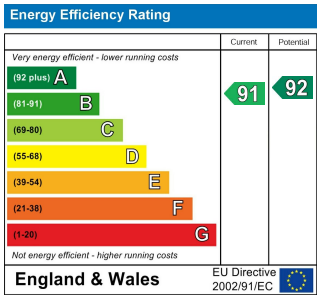
GRAY TOYNBEE







## Energy Efficiency Graph




Tenure: Freehold
Council tax band: E

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com