GRAY TOYNBEE

3 Woodpecker Way

Cambridge, CB2 9FB

£3,200 Per month

4 2 2 B

3 Woodpecker Way

Cambridge, CB2 9FB

- Contemporary townhouse
- Integrated double garage
- Close to Addenbrookes
- Suitable for families

A wonderful four bedroom townhouse located in the heart of Trumpington, available to rent on an unfurnished basis.

The ground floor offers an attractive open plan kitchen and dining area, ideal for modern living. The kitchen features a full range of integrated appliances including a large fridge freezer, five ring induction hob, double oven, dishwasher, and washer dryer, along with a stylish assortment of high and low level gloss cabinetry. Patio doors open directly to the rear garden, creating a seamless indoor outdoor connection. This level also includes a useful storage cupboard housing the combi boiler for gas central heating, together with a contemporary cloakroom equipped with heated towel rail, basin, and tall mirror.

The first floor includes two generous double bedrooms, both benefitting from integrated wardrobes and excellent natural light from the large windows. The living room is also located on this level, positioned at an elevated vantage point and providing pleasant views to the front and rear. It has direct access to an impressive private terrace, offering a raised outdoor space with decking suitable for outdoor seating. A versatile additional storage room is located off the landing, ideal for general household storage or alternative use as required. A family bathroom completes the floor and

includes a shower over bath, basin, WC, large mirror, heated towel rail, and further built in storage.

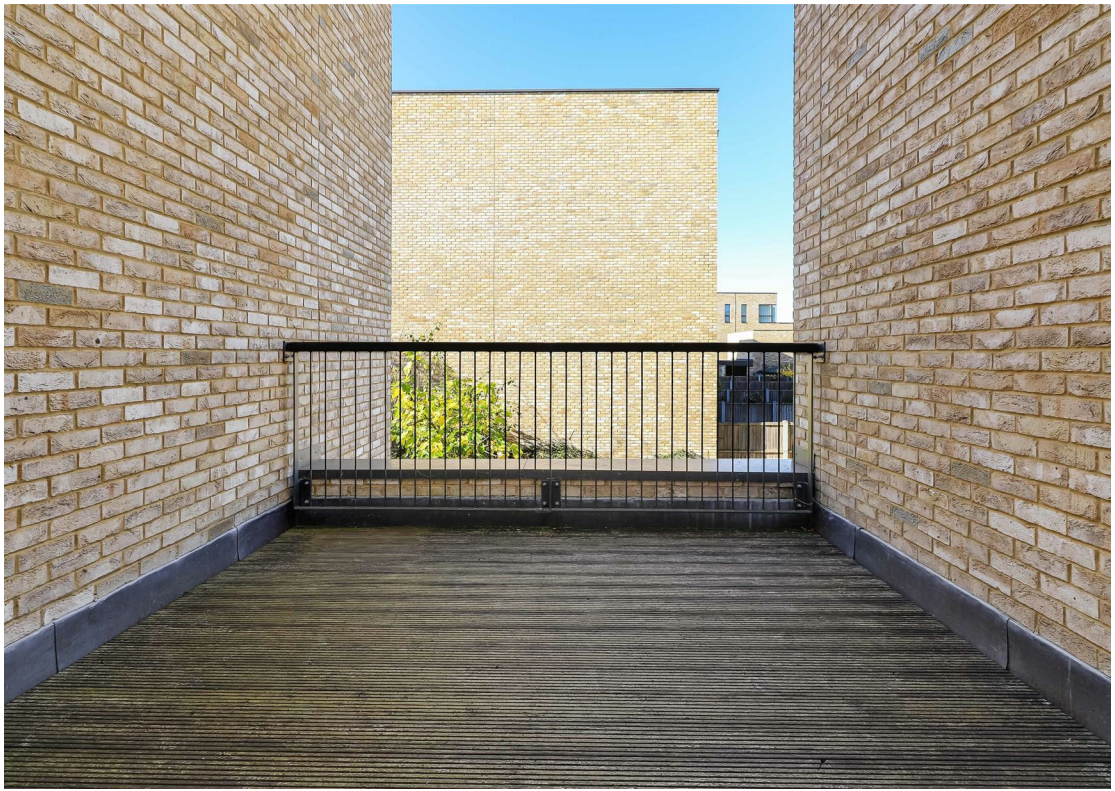
The top floor comprises two further well proportioned bedrooms. The principal bedroom is the largest and features integrated mirrored wardrobes, a dual corner window aspect, and a modern en suite shower room. The additional double overlooks the garden and serves as an excellent bedroom or alternative home office if desired.

Externally, the property provides a generous lawned garden, a secure lockable outdoor storage unit, and a substantial garage that spans the full length of the property. Off street parking is available if required.

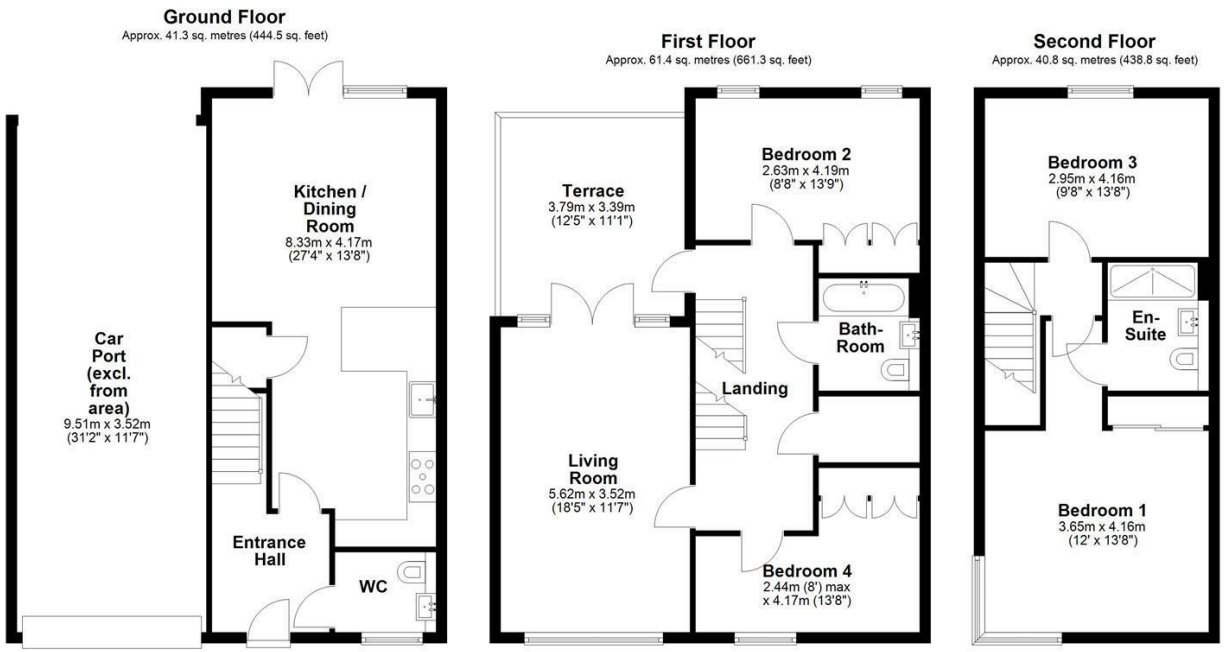
This is a highly versatile home with tall ceilings reaching up to 3 meters, suitable for families or professional sharers. The location offers exceptional convenience with Trumpington Community College and Sports Centre on the doorstep. Local playgrounds are within easy reach and Trumpington Medical Centre and Pharmacy are approximately five minutes away on foot. There is a modern community centre with a public library also within a five minute walk. Everyday amenities are well catered for with local shops including Sainsburys, Nisa and Waitrose all nearby. There is also straightforward access to Addenbrooke’s Hospital, Cambridge Biomedical Campus, Cambridge Station, and key commuter routes around the city.

EPC: B CT: F

///bats.neon.parks

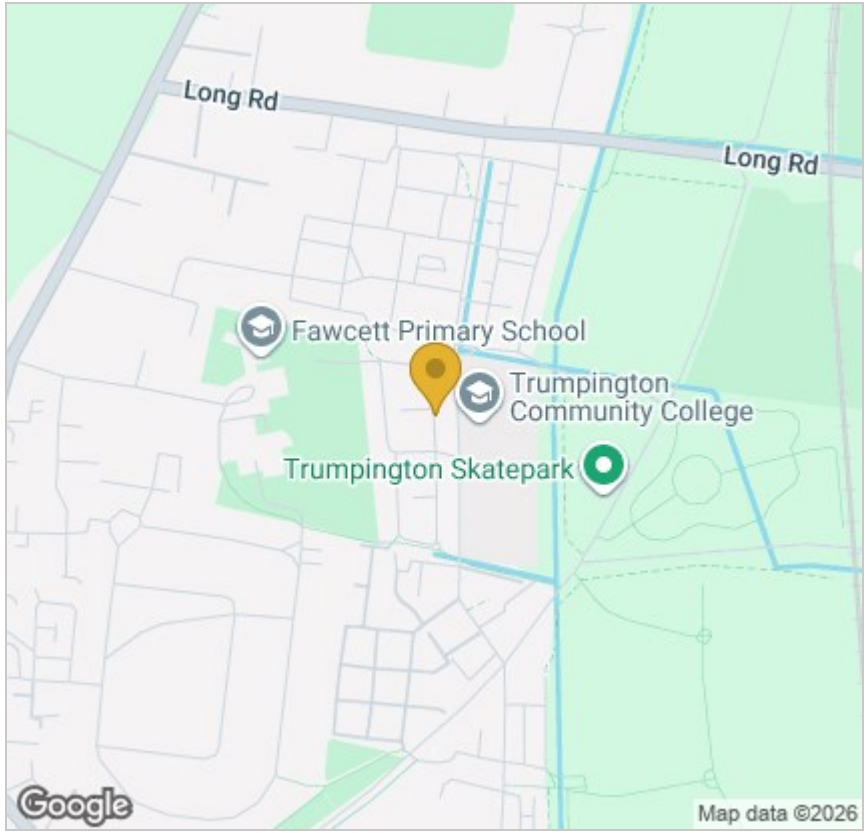


GRAY TOYNBEE

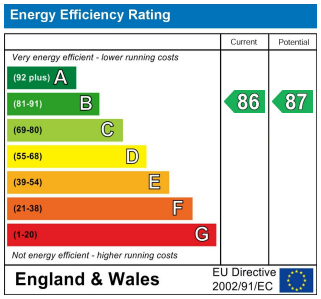


Total area: approx. 143.5 sq. metres (1544.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Council tax band: F

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