



32 Ploughman Way
Cambridge, CB2 9GE
Guide price £425,000

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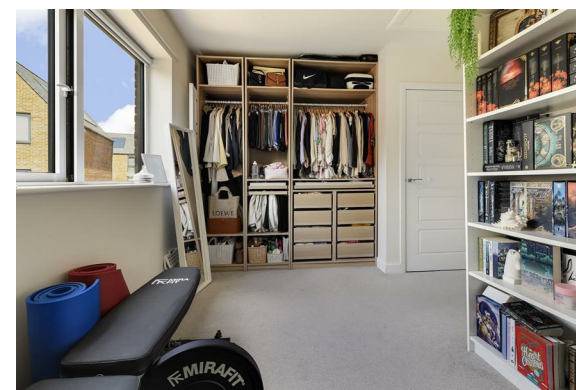
- Modern two bedroom home
- Parking for two cars
- Ideal for first time buyers
- Excellent transport links
- Close to Cambridge South Station
- West-facing garden

A bright and modern two-bedroom home, ideally situated in the popular Trumpington area, offering modern accommodation, solar panels, parking for two cars and a west-facing rear garden.

The entrance hall leads through to a bright and modern living room, with useful storage provided by a generous cupboard. There is also a convenient downstairs WC.

The kitchen is fitted with a range of wall and base units and includes a four ring hob with extractor and oven. There is space for a washing machine, dishwasher and fridge freezer, along with room for a small dining table. The kitchen also provides direct access to the rear garden.

Upstairs are two well proportioned bedrooms. The master bedroom is a bright double room with built-in storage and further space for additional storage. Bedroom two is also a good sized room, with built in storage and space for further furniture. The modern bathroom is fitted with a shower over the bath, wash basin, extractor fan, heated towel rail and useful storage above the basin.





Outside, the property benefits from parking for two cars to the front, while gated side access leads through to the rear garden. The garden is laid predominantly to lawn with a patio area and includes a bin store and shed with power.

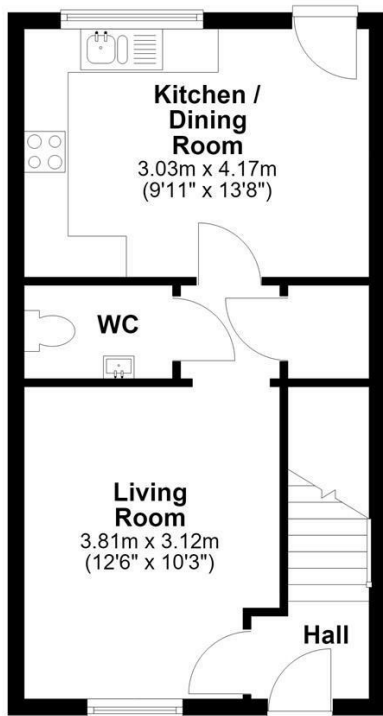
Trumpington is a popular area to the south of Cambridge, offering a good range of local amenities and excellent transport links. There are a number of shops and supermarkets nearby, including Sainsbury's Local and Waitrose, while Trumpington Meadows Primary School is also within easy reach.

The area benefits from plenty of green space, including Trumpington Meadows and surrounding nature reserves. For commuters, the nearby Park & Ride and guided busway provide convenient links into Cambridge city centre, the railway station and the Biomedical Campus. The area is also ideally placed for Addenbrooke's Hospital and provides easy access to the M11.



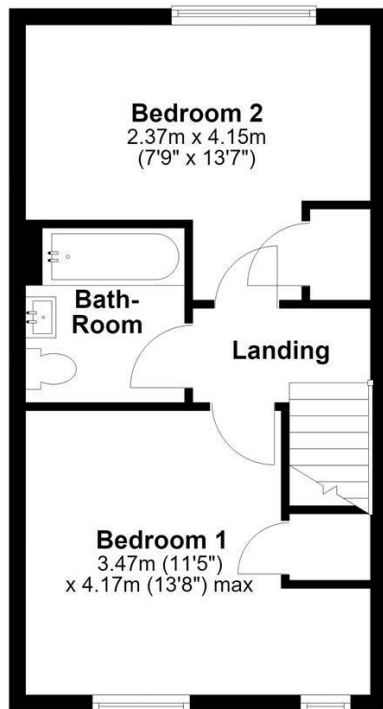
Ground Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



First Floor

Approx. 34.3 sq. metres (368.7 sq. feet)

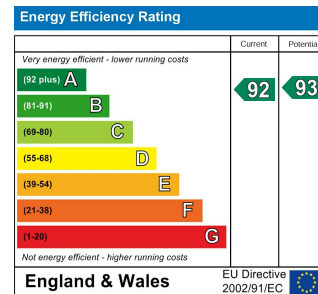


Total area: approx. 68.6 sq. metres (738.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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