Otter Close, Trumpington, CB2 9EB

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# Otter Close

Trumpington,
CB2 9EB

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## Guide Price £650,000

A beautifully presented three-bedroom end-of-terrace townhouse extending to approximately 1,197 sq ft and arranged over three floors. Comprehensively refurbished and reconfigured in 2024, the property features bespoke interiors throughout and benefits from a south-east-facing courtyard garden, allocated parking and views over Trumpington Meadows, while being conveniently located for local amenities and transport links.

## LOCATION

Trumpington is a favoured location on the south-west side of the city, greatly benefitting from a good range of local amenities including 3 primary schools, secondary schools, various shops and supermarkets, conveniently located for access to the Addenbrookes campus, with swift access to the M11 as well as the village of Great Shelford. Cambridge city centre is conveniently located 3 miles distant and is accessed via car or a variety of cycle or bus routes, including the guided busway to the railway station.

## FRONT DOOR
leading into:

## ENTRANCE HALL
with French oak flooring, upvc double glazed window overlooking the front of the property, underfloor heating, LED spotlights, access into:

## DOWNSTAIRS W C
with underfloor heating, low level w.c., wash hand basin, tiled flooring, downlight, storage cupboard.

## KITCHEN/DINING/SITTING ROOM
with French oak flooring, underfloor heating, kitchen with a range of floor and wall units all with soft close features, granite worktops, integrated appliances including Siemens integrated oven, Siemens 4 ring induction hob, granite splashbacks with Siemens extractor fan, integrated Siemens microwave, Bosch integrated dishwasher, integrated Siemens fridge and freezer, cupboard containing Bosch washing machine and Miele tumble dryer, cupboard housing boiler, butler style sink with Quooker boiling water tap, upvc double glazed window overlooking front of the property and Trumpington Meadows beyond, LED spotlights, further storage shelving. Dining Area with French oak flooring, spotlights, door into understairs storage cupboard, built-in bench with storage cupboards beneath, wall lights.

Sitting Area with French oak flooring, upvc double glazed window overlooking the side of the property and upvc double glazed French doors leading out onto the rear garden, spotlights, built-in oak media unit with useful storage cupboards and shelving.

## ON THE FIRST FLOOR

## LANDING
High-quality wool carpet, radiator, downlight.

## BEDROOM 2
carpeted, upvc double glazed window overlooking side of the property, upvc double glazed doors, Juliet balcony overlooking rear garden, radiator, downlight, built-in wardrobes containing shelving, hanging rails and drawers, wood panelling.

## BEDROOM 3
carpeted, downlight, upvc double glazed windows overlooking front of the property and Trumpington Meadows beyond, radiator, built-in wardrobes containing hanging rails and shelving and drawers, further built-in unit with storage drawers and shelving, oak worktop.

## BATHROOM
three piece suite comprising bath with shower over, wash hand basin with storage drawers beneath, low level w.c., heated towel rail, tiled flooring, part tiled walls, LED spotlights, extractor fan,.

## ON THE SECOND FLOOR

## LANDING
High-quality wool carpet, upvc double glazed window overlooking side of the property, downlight, door into airing cupboard containing water tank.

## PRINCIPAL BEDROOM SUITE
carpeted, upvc double glazed windows overlooking front of the property and Trumpington Meadows beyond, downlight, built-in storage drawers with soft close feature as well as shelving, continues round to a DRESSING ROOM area with storage cupboards and built-in wardrobes containing hanging rails and drawers, Velux window, downlight, radiator, through to:

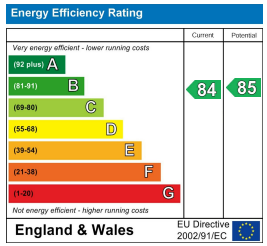
## ENSUITE
with walk-in tiled shower, Duravit wash hand basin with storage drawers beneath, low level Duravit w.c., heated towel rail, Velux window, tiled flooring, spotlights, extractor fan.

## OUTSIDE
The property is approached via pathway leading to front door. The front garden is courtyard perfect for outside seating and enclosed via steel rail fencing and hedging.

Rear garden is south east facing, courtyard style garden perfect for outside seating and al fresco dining, timber bin storage as well as further timber storage shed and gate leading out to the rear of the property and parking beyond. Outside water tap and outside electricity points.

## CURATED INTERIOR SPECIFICATION
The property was comprehensively refurbished in 2024 under the direction of Cambridge interior designer Sara Slade Interiors, with the ground floor opened up to create a single kitchen, dining and living space. The bespoke kitchen was designed and made to measure by ParkerRose Interiors of St Ives, with custom painted shaker cabinetry, brass hardware, stone worktops and splashbacks, a Quooker boiling-water tap, and integrated Siemens, Miele and Bosch appliances including an XL fridge freezer. Fitted joinery throughout includes a painted media wall with open shelving, a built-in dining bench with storage, and bespoke wardrobes, shelving and a desk in each bedroom. All three bathrooms were refitted with Duravit sanitaryware, wall-hung vanity units and Hansgrohe brassware in a brushed brass finish. The decorative scheme combines Sanderson × Disney Home wallpaper, panelling, new column radiators, brass wall lights and statement ceiling lights, French oak flooring to the ground floor and wool carpet to the stairs and landings. The house was fully re-roofed in the same year, with new internal doors, skirtings, lighting and electrics throughout. A Wiser wireless zoned heating system serving the first and second floors.

The sale includes all furniture, furnishings and window dressings as photographed, together with the wall-mounted Sony 65-inch smart TV in the living room, the Samsung 55-inch smart TV in the principal bedroom, and the Arlo and Verisure alarm and CCTV camera system.

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Tenure - Freehold

Council Tax Band - D

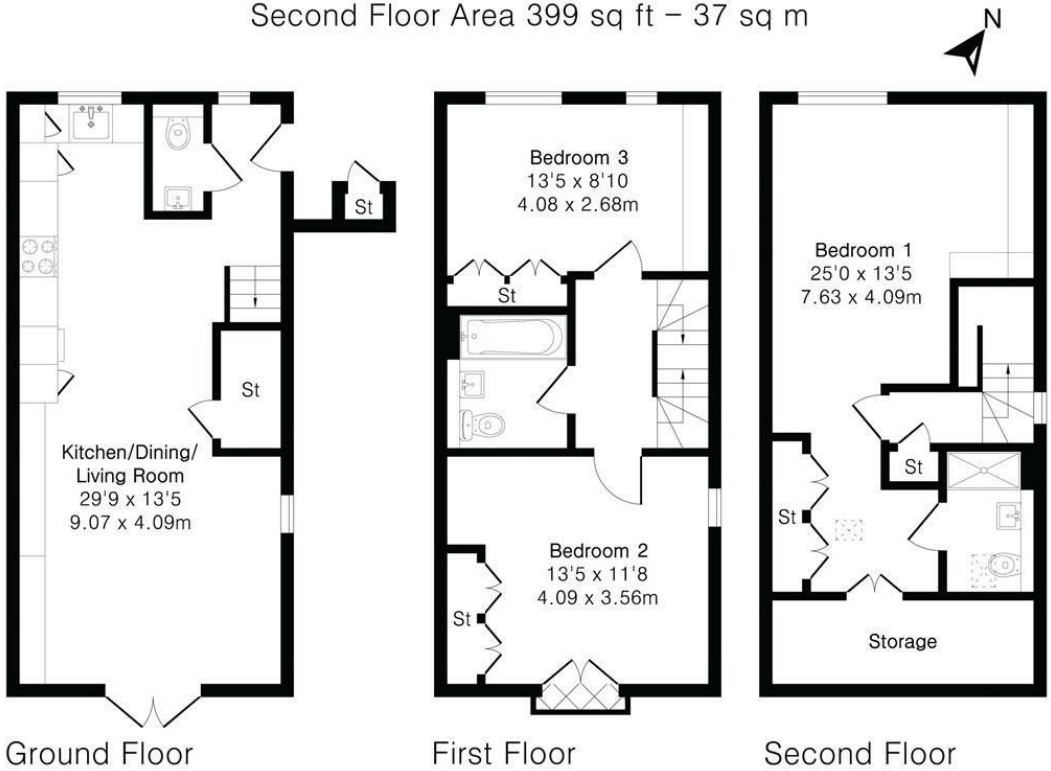
Local Authority - Cambridge City Council

## Approximate Gross Internal Area 1197 sq ft - 111 sq m

Ground Floor Area 399 sq ft – 37 sq m

First Floor Area 399 sq ft – 37 sq m

Second Floor Area 399 sq ft – 37 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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