



6 Willow Terrace, Trumpington, CB2 9AZ
Guide Price £575,000 Freehold
FOR SALE



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****ONLY 3 REMAINING** A SUPERB BRAND-NEW 3 BEDROOM TOWNHOUSE OFFERING SPACIOUS ACCOMMODATION FINISHED TO A HIGH SPECIFICATION THROUGHOUT, FORMING PART OF AN EXCITING DEVELOPMENT OF JUST EIGHT, IDEALLY SITUATED FOR ADDENBROOKES HOSPITAL AND BIOMEDICAL CAMPUS.**

- 3 bedrooms, 2 bath/shower rooms and separate wc
- 1 reception room - open plan kitchen/dining/living
- Bespoke contemporary kitchen with quartz worksurfaces
- Parking for 1 car
- Electric car charging point
- Landscaped rear garden
- Predicted energy rating 'B'
- Electric air source heat pump to under floor and radiator heating
- Council tax band – not yet banded
- 10-year ICW warranty

The Development

An exciting new development of just eight stunning high-quality contemporary homes built using stylish architecture and carefully chosen materials to create well-thought-out comfortable homes, situated in a small private development. Each property boasts outstanding design and detailing making use of the most modern materials including zinc and powder coated aluminium windows.

With a considered design and meticulous choice of materials and finishes, these homes offer architectural style and provide light-filled space suited for today's modern living. The properties benefit from spacious open-plan kitchen/dining/living rooms with contemporary shaker style kitchens, quartz worksurfaces and suited AEG integrated appliances. Upstairs there are three bedrooms, the principal suite being to the second floor, and a well-appointed bathroom. The development sits comfortably off Austin Drive facing Addenbrookes Road and is within easy access of Addenbrookes Hospital and Biomedical Campus.

Access to the development is via Austin Drive, not Addenbrookes Road which the properties face on to.

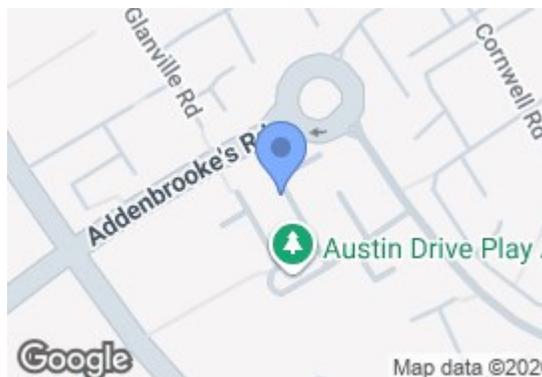
The Property

No. 6 Willow Terrace is a superb brand-new 3 bedroom townhouse offering spacious accommodation finished to a high specification throughout to meet the demands of the most discerning of buyers. This contemporary style property is built of high-quality facing brick elevations with feature protruding brick detailing under a modern anthracite roof tile. Interior finishes include bespoke contemporary Shaker-style kitchen cabinetry, suited AEG integrated appliances and quartz worksurfaces in a marbled finish. Large format porcelain tiled flooring in a neutral stone colourway runs throughout the ground floor to provide a wonderful sense of flow. To the first floor there is a superb light-filled bedroom 2 to the rear of the property, featuring two sets of floor-to-ceiling windows, and with space for dressing/seating area in addition to sleeping. Bedroom 3 is to the front of the property and is a good-size double. Also to this floor is a contemporary well-appointed bathroom. A principal bedroom suite is to the second floor; a light and airy room, benefitting from a large en-suite with walk-in shower and contemporary fittings. Underfloor heating is installed throughout the ground floor for comfort, and the property benefits from an airsource heat pump.

Outside, the property is set back from the road and benefits from an enclosed rear garden and patio with lighting and power, together with lawned areas of manageable size. A large cycle/storage shed is situated to the rear of the garden and features a sedum living roof. There is a gate in the rear fence leading to the private driveway of the development where each property has its own allocated parking space and electric car charging.

Location

Trumpington is an eagerly sought after residential area under two miles from Cambridge City centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.