

Consort Avenue, Trumpington, CB2 9AE

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Trumpington,
CB2 9AE

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Guide Price £650,000



An established and particularly spacious semi-detached residence, offering generously proportioned accommodation arranged over three floors, incorporating two en-suite shower rooms and a family bathroom. The property further benefits from air conditioning, solar panels, a detached double garage and enclosed, landscaped gardens.

Occupying a most desirable position within this favoured residential location on the southern outskirts of the city, the property enjoys attractive views to the front across an open green space, with Anstey Hall providing a picturesque backdrop in the distance.

The property is conveniently situated for an excellent range of local amenities, with easy access to the city centre, major road networks and the popular village of Grantchester.

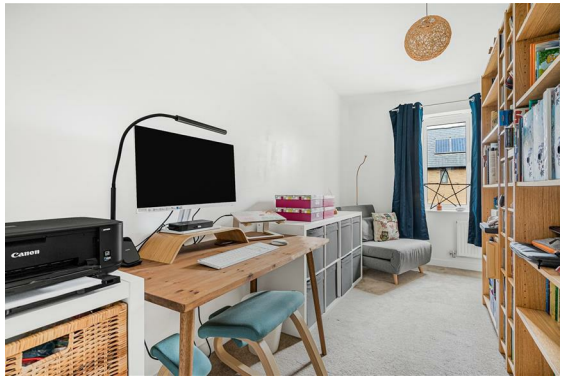














LOCATION

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.

COVERED ENTRANCE PORCH
With outside light, storage cupboard and double-glazed entrance door leading to:

ENTRANCE HALLWAY
With staircase rising to the upper floors, featuring a natural timber handrail, painted newel posts and spindles. Useful understairs storage incorporating a coat cupboard with hanging rail, pull-out shoe cupboard and storage drawers. Radiator and double-glazed window to the front.

CLOAKROOM
Fitted with a white suite comprising low-level WC and pedestal wash hand basin with mixer tap and tiled splashbacks. Radiator and extractor fan.

LIVING ROOM
With double-glazed bay window to the front and an additional tall double-glazed window to the side. Double-panelled radiator.

KITCHEN/DINING ROOM
Fitted with a generous range of storage cupboards and drawers, complemented by granite work surfaces, matching upstands and tiled splashbacks. Undermounted one-and-a-half bowl sink unit with mixer tap and grooved drainer. Integrated appliances include a Miele fan-assisted oven, Whirlpool gas hob with glazed splashback and matching extractor hood above, concealed AEG fridge/freezer, Bosch dishwasher and AEG automatic washing machine. Ceiling with inset downlighters, Bosch air-conditioning unit, double-glazed windows and doors opening onto the rear garden, fitted with shutters, and double-panelled radiator.

FIRST FLOOR LANDING
Spacious landing with radiator and walk-in storage cupboard with fitted shelving.

BEDROOM TWO
With Bosch air-conditioning unit, radiator, double-glazed windows to the front and side and fitted wardrobe cupboard with hanging rail.

EN SUITE SHOWER ROOM
Comprising a walk-in tiled shower with glazed sliding door, wash hand basin with mixer tap and storage cupboards below, low-level WC, extractor fan, heated towel radiator and double-glazed frosted window to the rear.

BEDROOM THREE
With radiator and double-glazed window to the front.

FAMILY BATHROOM
Fitted with a white suite comprising panelled bath with mixer shower tap, wash hand basin with mixer tap and storage cupboards below, low-level WC and heated towel radiator. Part-tiled walls, extractor fan and double-glazed frosted window to the rear.

SECOND FLOOR LANDING
With large walk-in eaves storage cupboard and airing cupboard housing the solar panel controls and pressurised hot water cylinder, together with fitted shelving and radiator.

BEDROOM ONE
With Bosch air-conditioning unit, access to loft space, a range of fitted wardrobe cupboards, double-panelled radiator and double-glazed window to the front.

EN SUITE SHOWER ROOM
Comprising tiled walk-in shower, low-level WC and wash hand basin with mixer tap and tiled splashbacks. Storage cupboard, heated towel radiator and extractor fan.

OUTSIDE
The property is approached via a front garden enclosed by brick walling, with gated access, entrance porch and outside light. A pathway extends to the side of the property, providing access to a useful bin store and gated access through to the rear garden.

The rear garden has been thoughtfully landscaped, incorporating paved patio areas, a lawn and well-stocked flowering and shrub borders. There is also a timber storage shed/bicycle store with access doors to the front and side, together with a personal door leading through to the detached double garage.

The detached double garage benefits from eaves storage, power and lighting, and a remote-controlled up-and-over door to the front. There is also gated access to the rear.

AGENT'S NOTE
The property benefits from solar panels installed on the rear roof slopes of both the house and garage.











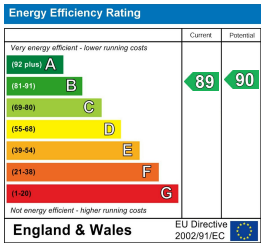






Approximate Gross Internal Area 1442 sq ft - 134 sq m
(Excluding Garage)
Ground Floor Area 527 sq ft – 49 sq m
First Floor Area 518 sq ft – 48 sq m
Second Floor Area 397 sq ft – 37 sq m
Garage Area 375 sq ft – 35 sq m





Guide Price £650,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Cambridge City Council

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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