

123 sqm / 1327 sqft

Garage

Terrace and communal gdns

2017

Town house

EPC - A / 101

4 bed, 1 recep, 1.5 bath

Council tax band - F

Drury Avenue

A zero-carbon, code 5, four bedroom eco townhouse in an excellent position in Hill Residential's Virido community with a leafy front outlook.



Guide Price
£520,000



Virido is a community of zero-carbon homes built in 2017 by Hill Residential and Cambridge City Council. The houses meet Level 5 of the Code for Sustainable Homes. This particular house has an EPC rating of 101, well above the 92 required to achieve an A rating.

The house includes triple-glazing, rainwater harvesting, MVHR and high levels of insulation. The current owners report rarely, if at all, having the heating on and an average combined gas and electricity bill of just £70 per month.

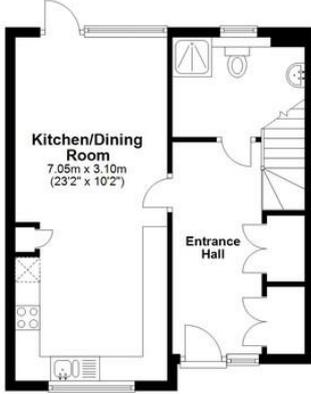
It occupies perhaps one of the better positions on the development, with its front windows facing south and looking over community allotments. At the rear there is a private paved terrace that opens into a shared quad garden. The rooms are wonderfully light throughout and have tall ceilings.

It is a short walk from the local secondary school and both Fawcett and Trumpington Park primary schools, Clay Farm square with its shop, library etc and the bird reserve and country park that link the area to the Addenbrooke's campus.



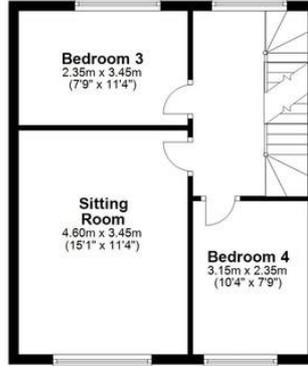
Ground Floor

Approx. 40.1 sq. metres (431.1 sq. feet)



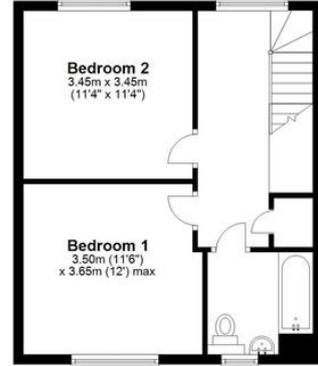
First Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



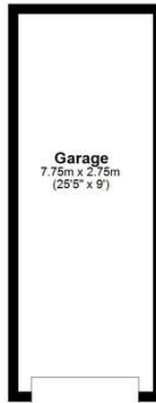
Second Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 123.4 sq. metres (1327.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 123 sqm
(1,327 sqft)



Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, one of a few purpose built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a brand new state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance.

There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and Grantchester and there is a second country park between Trumpington and the Addenbrooke's campus. Various bridleways and footpaths lead immediately out into the countryside towards Harston, Haslingfield, Barton and Grantchester.

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