



111 sqm / 1192 sqft

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Garage

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220 sqm / 0.05 acre

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2014

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Detached house

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EPC - B / 84

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4 bed, 1 recep, 2.5 bath

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Council tax band - E

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Osprey Drive

A four bedroom detached house with a pleasant garden and a garage. In excellent order throughout and very conveniently located at the southern edge of the city. For Sale with no onward chain.



Guide Price  
£625,000



Osprey Drive is on Trumpington Meadows, a popular new development at the southern edge of the city, close to Waitrose and Trumpington Park and Ride. The development is bordered by a lovely country park that runs down to Byron's Pool and towards Grantchester.

There is immediate access out to the M11 and numerous easy options for getting into the city and railway station including a dedicated cycleway, the guided bus and the park and ride. There are also National Express coaches that run throughout the day from the Park and Ride, making the location ideal for someone who doesn't drive or want to drive.

The current owners have had the property since new and it is in near as-new condition throughout. It has a generous sitting room running front-to-back along one side of the house and a beautifully equipped kitchen / dining room the other with a utility room off.

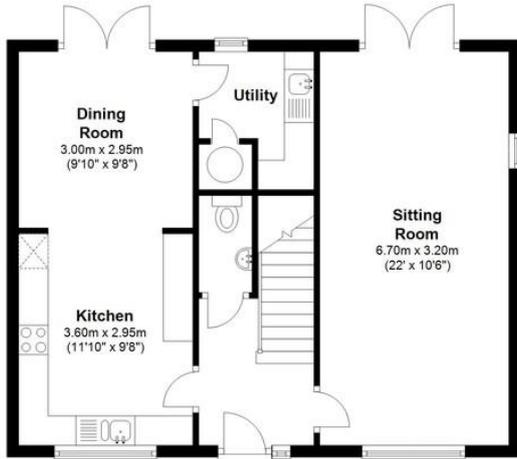
On the first floor there are four bedrooms, three doubles and a good-size single, plus an en-suite shower room and the main bathroom.

The rear garden is pleasantly private and lawned with neat shrub beds, a timber bicycle and bin store. A pedestrian door leads into an oversize single garage with room for a car, bicycles, bins etc.



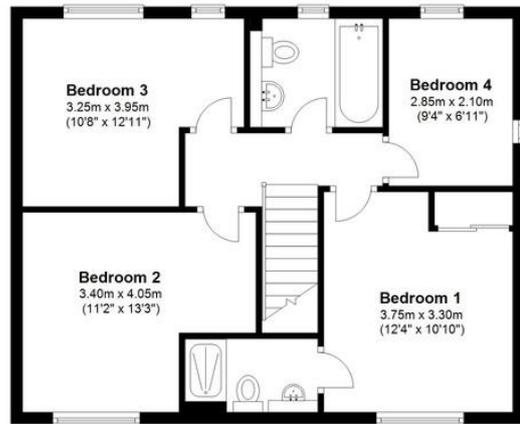
### Ground Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



### First Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



Total area: approx. 111.2 sq. metres (1196.6 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

Total area:  
Approx. 111 sqm  
(1,196 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, by bicycle on one of several 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 that opened in 2016 bringing with it, excellent sporting facilities including a private members' gym.

A number of Private Schools are within cycling distance.

There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, pharmacy, library, Waitrose supermarket and two new country parks.

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& CO

hello@cookecurtis.co.uk  
www.cookecurtis.co.uk  
+44 (0) 1223 508050

40 High Street  
Trumpington  
Cambridge CB2 9LS