



Austin Drive

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A bright and beautifully presented 2 bedroom house with parking and private rear garden. The property is well-proportioned throughout and nicely set back from Addenbrooke's Road, fronting onto an attractive green area.

Guide Price:
£425,000

Austin Drive, Trumpington,
CB2 9BB



This well-proportioned and beautifully presented house has undergone some nice, subtle changes since it was built in 2015. Additions to the property include built-in shelving, engineered wood flooring and an outdoor power socket.

The living room benefits from a large floor-to-ceiling window, has space for coats and footwear and stairs leading to the first floor. The kitchen / dining room has been fitted with a stylish range of units and includes various integrated appliances. The dining area has a door to the rear garden. Completing the ground floor accommodation is an inner hall with access to a cloakroom W.C and a large storage cupboard.



Upstairs are 2 double bedrooms and a modern bathroom, finished with a stylish suite, complemented by attractive tiling, inset spotlights and a heated towel rail.

Outside, the front of the property has a secure storage area. The private rear garden has a large shed and paved terrace, well suited to alfresco dining. A door at the foot of the garden leads to an undercover parking area where there is exclusive parking for 1 vehicle and extra storage for bikes and bins. Visitors parking is available on a first come, first served basis.





82 sqm / 886 sqft

102 sqm / 0.02 acre

Mid-terraced house

2 bed, 1 recep, 1.5 bath

Exclusive parking

2015

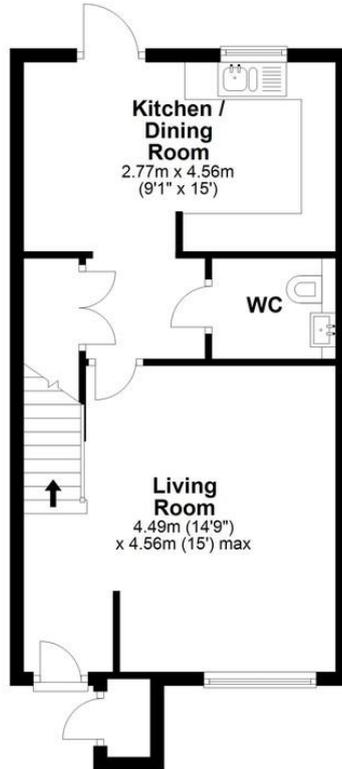
EPC - B / 90

Council tax band - C



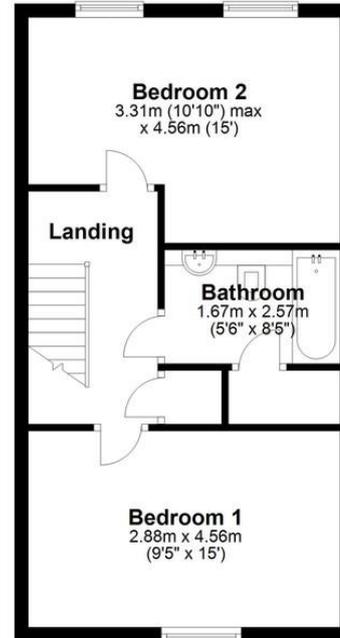
Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



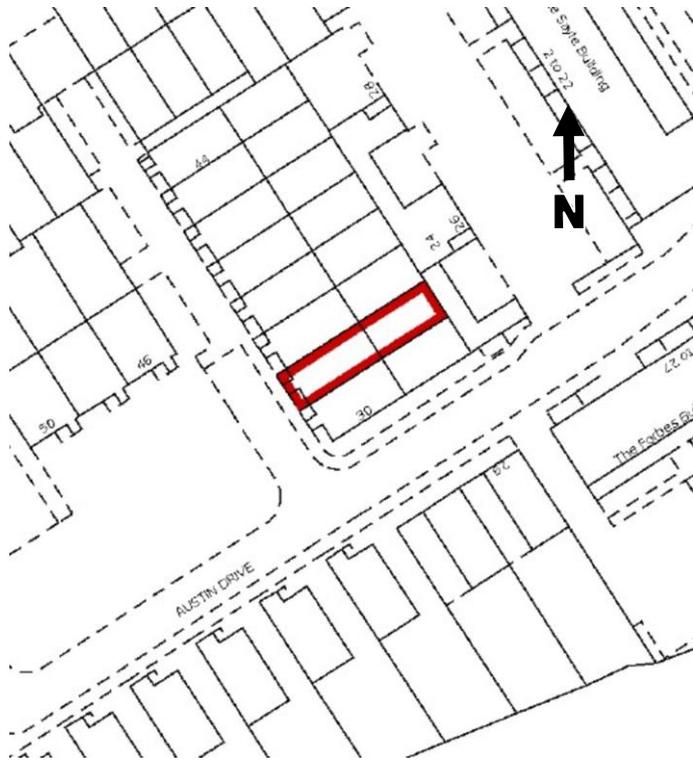
First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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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