



91 sqm / 979 sqft

138 sqm / 0.03 acre

Semi-Detached House

3 bed, 2 recep, 2.5 bath

Driveway parking

2013

EPC - B / 85

Council tax band - D

Consort Avenue

A modern and well-positioned house with a private south-facing corner plot and secure parking. The property enjoys a secluded position within the development and is for sale with no onward chain.



Guide Price
£515,000



This superbly positioned semi-detached house sits on a very private south-facing plot, nicely set off the Hauxton Road, within striking distance of Trumpington Meadows Country Park and Byron's Pool. The property also has the benefit of solar thermal for heating of hot water throughout the year, a water softener and an alarm system.

On the ground floor is an entrance hall with access to a cloakroom W.C. There is a living room which benefits from a dual aspect, double doors lead through to a kitchen / dining room which has southerly aspects and French doors to the rear garden. The kitchen itself has been fitted with a stylish range of units and finished with granite worktops. Integrated appliances include a fridge / freezer, dishwasher, washing machine, oven and 4-ring gas hob with extractor over.

Upstairs are three good sized bedrooms and the main bathroom which has been fitted with a modern white suite.

Bedroom 1 includes built-in sliding mirrored wardrobes and an en suite shower room. There is a decent sized landing with access to a the loft which has potential for a conversion, subject to the necessary consents.

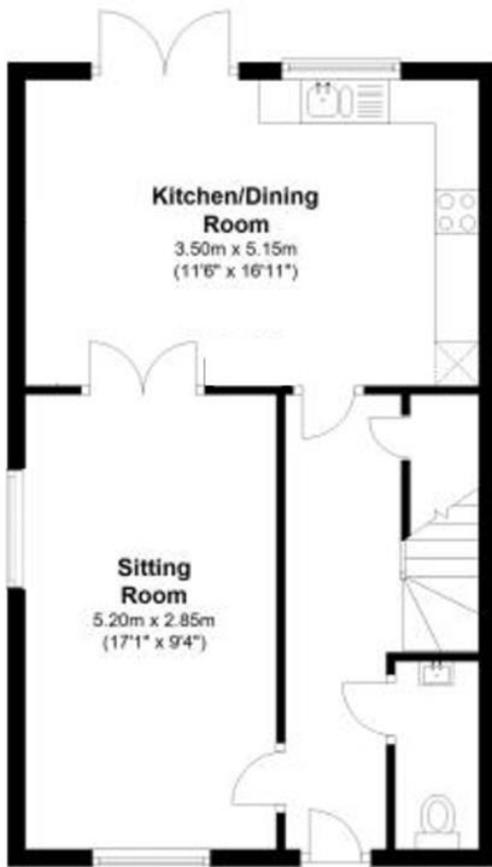
Of particular note is the impressive south-facing rear garden which offers a superb degree of privacy for an estate house. It is mainly laid to lawn with a patio area and a paved area towards the back of the garden which is the allocated parking space. The shed can be used to store bicycles and bins.

Agents Note: The property is currently occupied by tenants. The property is however for sale with the benefit of no onward chain.



Ground Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



First Floor

Approx. 45.7 sq. metres (491.7 sq. feet)



Total area:
Approx. 91 sq m
(979 sq ft)



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.

COOKE
CURTIS
& CO

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

40 High Street
Trumpington
Cambridge CB2 9LS