



229 sqm / 2469 sqft

250 sqm / 0.06 acre

3 storey house

6 bed, 3.5 bath, 2 recep

Carport

2013

EPC - B / 86

Council tax band - G

Royal Way

This well presented six bedroom, barn style home has a flexible lay out, a spacious living space, a car port and garden. Ideally located in a private area of the development, walking distance to Addenbrooke's and the guided busway to Cambridge Train Station and only a short cycle to the City Centre.



Guide Price
£1,000,000



Located close to Addenbrooke's with easy access to the guided bus way, Cambridge City Centre and the train station, this beautifully presented home has a wide footprint allowing the living, dining room and kitchen all to be situated on the ground floor making it very practical for both family life and entertaining. Light permeates the whole house through tall windows, carefully positioned to maintain privacy whilst taking in views of the woodlands and wildflower meadow to the side.

All downstairs rooms are linked and have lime washed solid oak flooring fitted, which provides a light and bright, free flowing feel throughout with large windows and doors out into the back garden. There is a WC off the entrance hall, a feature wood burning stove in the living room and the kitchen comes well equipped with integrated dishwasher, oven, hob, microwave and fridge freezer, with a washer dryer located in the understairs cupboard.

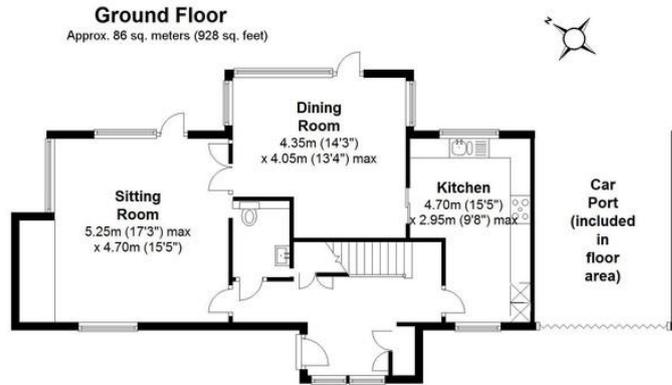
On the first floor, the lime washed oak continues throughout with three of the four spacious bedrooms having fitted wardrobes creating extensive storage space. There are two modern en-suite shower rooms and a further family bathroom all fitted with a white suite, chrome fittings and floor to ceiling neutral stone tiles.

The double height first floor hallway window extends into the second floor, creating a sense of light and spaciousness to the whole house. The

top floor has a home office space on the landing with a pleasant outlook, leading on to a further two large bedrooms, one of which could double as a second family room with large gabled windows, which provide a bright and airy feel to the space as well as a wonderful tree lined view.

There is a shrub and lawn front garden with a paved driveway leading into an electric gated carport, which has covered parking for one car and parking for a second car behind. The rear garden is about 15m x 6.5m / 50ft x 21ft and is part walled with a lawn area, paved terrace and nicely establishing shrubs. There is a substantial timber shed with space for wheelie bins at one end and bicycle storage at the other.

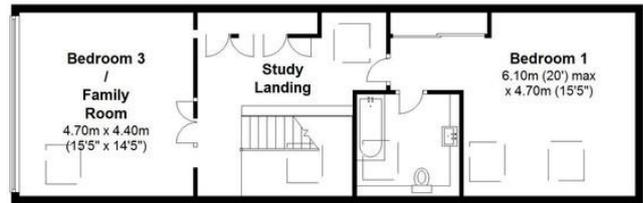




First Floor
Approx. 80.1 sq. metres (862.4 sq. feet)



Second Floor
Approx. 63.3 sq. metres (681.7 sq. feet)



Total approx. 229.4 sq. meters (2469 sq. feet)

Total area:
Approx. 229 sqm
(2,469 sqft)



Royal Way is part of the Abode development built by Countryside Properties and designed by Proctor and Matthews Architects. Its mix of striking architecture, carefully considered design and practical, contemporary living helped the development and architect to win the Royal Institute of British Architects' East Building of the Year Award 2015.

The properties on the development are characterised by their bold, geometric architecture and wonderfully light interiors thanks to large windows throughout.

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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