

Radcliffe & Rust
Residential sales & lettings

171 Osprey Drive, Cambridge CB2 9GQ
Guide Price £850,000

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Radcliffe & Rust Estate Agents are delighted to offer for sale this property located at 171 Osprey Drive, within the highly regarded Trumpington Meadows development on the southern outskirts of Cambridge. The location offers an excellent balance of modern residential living, beautiful green open spaces and convenient access to the city centre and surrounding employment hubs. Trumpington Meadows benefits from a range of local amenities, including a Sainsbury's Local, cafés and community facilities, while a larger Waitrose supermarket is available on nearby Hauxton Road. Families are particularly well catered for, with Trumpington Meadows Primary School situated within the development and Trumpington Community College also within easy reach. One of the area's greatest attractions is the nearby Trumpington Meadows Nature Reserve, offering extensive wildflower meadows, woodland and picturesque riverside walks. Byron's Pool and the charming village of Grantchester provide further opportunities to enjoy the surrounding countryside. The location is particularly convenient for Addenbrooke's Hospital and the Cambridge Biomedical Campus, while Trumpington Park & Ride, the Guided Busway and established cycle routes provide excellent connections into central Cambridge. The nearby M11 also offers convenient access to the wider road network.

171 Osprey Drive is an impressive five-bedroom detached family home situated within the popular Trumpington Meadows development, on the southern outskirts of Cambridge. Arranged over three floors, the property offers spacious and versatile accommodation, including a separate living room, a generous kitchen/dining room, five bedrooms, three bathrooms and a ground-floor cloakroom.

The property is approached via a small enclosed frontage, with a pathway leading to the front entrance. Stepping inside, a welcoming hallway features grey wood-effect flooring, neutral decoration and a carpeted staircase rising to the first floor. There is also a convenient downstairs cloakroom, fitted with a white WC and wash basin.

Positioned at the front of the property is the spacious living room, featuring a large window overlooking the frontage, neutral decoration and grey wood-effect flooring. The room comfortably accommodates a generous seating arrangement and additional furniture, providing an excellent space for relaxing or entertaining.

Towards the rear of the property is the impressive kitchen/dining room, extending across the full width of the house. The kitchen is fitted with white Shaker-style wall and base units, light-coloured work surfaces, mosaic tiled splashbacks and contrasting deep blue feature walls. Appliances include an integrated oven, gas hob and stainless steel extractor, with space for a washing machine and tumble dryer. A central peninsula provides additional preparation space and breakfast bar seating, while recessed spotlights and plinth lighting complement the contemporary finish. There is ample room for a dining table and chairs, with glazed double doors opening directly onto the rear garden.

Returning to the hallway, the staircase rises to the first-floor landing, providing access to three bedrooms and the family shower room.

Bedroom two is a particularly generous double bedroom positioned at the front of the property, with a large window, neutral decoration and grey wood-effect flooring. There is ample space for a double bed, wardrobes and additional furniture. The room also benefits from its own en-suite shower room, fitted with a contemporary shower enclosure, WC and vanity wash basin, complemented by grey marble-effect tiling.

Bedrooms three and four are both positioned towards the rear of the property and offer well-proportioned, versatile accommodation. Both feature grey wood-effect flooring and neutral decoration, with bedroom four also benefiting from a contrasting blue feature wall.

Completing the first floor is a modern family shower room, fitted with a large glazed shower enclosure, WC and wash basin set within a vanity unit, complemented by grey marble-effect tiling.

A further staircase rises to the second floor, where the impressive principal bedroom suite and fifth bedroom are located.

Bedroom one is an exceptionally spacious principal bedroom, benefiting from windows to both the front and rear, allowing natural light to enter from two directions. The room features neutral decoration, grey wood-effect flooring and two substantial fitted wardrobes with mirrored sliding doors. Its generous proportions provide ample space for a large bed, additional furniture and even a separate seating area.

The principal bedroom also benefits from an en-suite bathroom, fitted with a white bath, separate glazed shower enclosure, WC and pedestal wash basin, complemented by grey marble-effect tiling and soft pink decoration.

Bedroom five completes the second-floor accommodation and provides a versatile space, suitable for use as an additional bedroom, dressing room, nursery or home office.

Outside, the enclosed rear garden is predominantly laid to lawn, with a paved patio area immediately outside the kitchen/dining room. Bordered by brick walls and timber fencing, the garden offers a practical space for outdoor dining, entertaining and family activities. A pathway leads towards the detached garage building.

The substantial detached double garage is accessed via a wide electrically operated garage door and provides excellent space for vehicle parking, storage or workshop use. There is also a separate pedestrian entrance, with an external staircase providing independent access to the studio accommodation above.

Positioned above the garage is an impressive self-contained studio, offering a particularly versatile addition to the property. The generously proportioned open-plan living space features neutral decoration, grey wood-effect flooring and windows allowing plenty of natural light. There is ample room for sleeping and seating furniture, making it suitable for a variety of uses.

The studio incorporates a fitted kitchenette with white gloss units, wood-effect work surfaces, stainless steel sink, integrated oven, extractor and space for an undercounter fridge. There is also a separate modern shower room, fitted with a glazed shower enclosure, WC and wash basin.

Importantly, the studio benefits from an existing Airbnb licence, offering purchasers the opportunity to generate additional income through short-term letting, subject to the relevant terms and permissions. Alternatively, the space could simply be enjoyed for personal use, whether accommodating visiting family and friends, working from home or providing additional independent living space.

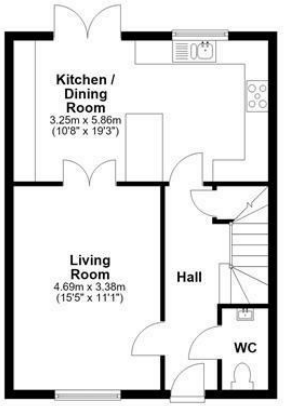




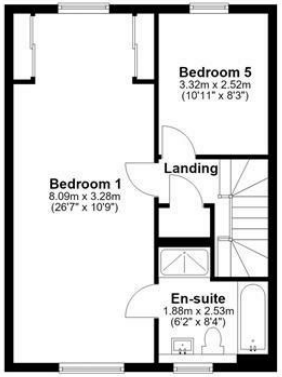




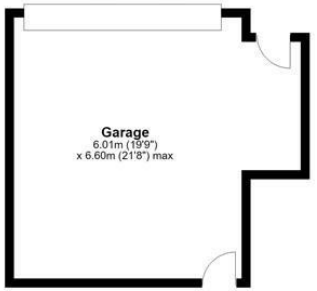
Ground Floor
Approx. 47.1 sq. metres (506.5 sq. feet)



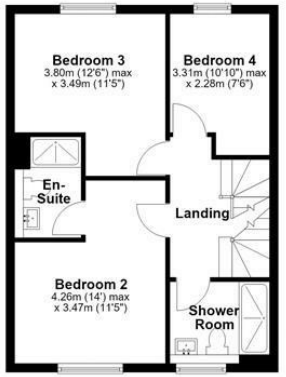
Second Floor
Approx. 48.0 sq. metres (516.2 sq. feet)



Outbuilding Ground Floor
Approx. 35.5 sq. metres (382.3 sq. feet)



First Floor
Approx. 47.6 sq. metres (511.9 sq. feet)



Outbuilding First Floor
Approx. 30.6 sq. metres (329.8 sq. feet)



Total area: approx. 208.7 sq. metres (2246.8 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

