



No more than 2 sharers

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this modern four bedroom detached property in the popular area of Trumpington. Located in the desirable south side of Cambridge, this property is perfectly positioned for someone wanting village life but who needs easy links to the M11, A14 and A10. Trumpington is only two miles from Cambridge, so perfect for commuters into the city or those that work from home but like to travel somewhere busier for social reasons with friends or family. Cambridge city centre is conveniently accessed via car or a variety of cycle or bus routes, including the guided busway which connects to Addenbrooke's hospital, Cambridge Science Park, St Ives and Huntingdon. Bus services from the village regularly run into Cambridge, and you are just down the road from the city's central train station with direct links to London. There is also a sizeable Waitrose superstore and a petrol station in the village. And schools? Old Mills Road is in the catchment area for Trumpington Meadows Primary School (0.6 miles, 12 minutes walk), rated good in its last Ofsted inspection. Children over 11 usually attend secondary school at nearby Trumpington Community College (0.9 miles).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this modern and spacious detached property in Old Mills Road, Trumpington, CB2. Offering four bedrooms and open plan living on the ground floor, the property enjoys a quiet residential cul-de-sac position whilst still being within easy reach of Cambridge city centre.

The property has a light brick facade with light grey windows and a wood clad porch and car port door. In front of the car port door, there is a space where a car could be parked and either side of the front door there is mature bushes and shrubbery. Once inside, there is a generous hallway with white walls and carpeted flooring and stairs leading to the first floor. Next to the front door on the right hand side is the downstairs cloakroom which has a W.C. and hand basin with space for storage as required. On the left hand side of the hallway there is a door which leads into the generous kitchen breakfast room. With white and dark grey gloss wall and base units, the kitchen has an electric oven, four ring gas hob with glass cooker hood above, stainless steel sink and drainer, full height fridge / freezer and washing machine. The kitchen has plenty of space to house a dining table for at least six people. From the kitchen breakfast room, there are double glazed doors leading into the living / dining room which overlooks the rear of the property. With French doors and a large full length window, the space is flooded with light and has plenty of room for a large dining table and sofa as required. The living and dining room can be accessed from the kitchen and from the hallway.

On the first floor, there are four bedrooms, the family bathroom and an en-suite to the master. On the left hand side of the landing, the first room you come to is the master bedroom. Overlooking the front of the property, bedroom one is a great size with enough space to comfortably fit a double bed with room for an office and lounge / sofa area within the room if required. Bedroom one also has built-in wardrobes with glass sliding doors and has the added bonus of an en-suite which has a walk-in shower cubicle with glass sliding door, W.C., hand basin and stainless steel coloured heated towel rail.

Positioned next to the main bedroom is the family bathroom comprising bath with handheld or wall hung shower attachment, W.C., hand basin and stainless steel heated towel rail. Opposite the master bedroom is bedroom three. Overlooking the rear of the property, bedroom three could comfortably fit a double bed and further storage furniture as required. Next to bedroom three is bedroom four. Overlooking the rear of the property, bedroom three is a great size and could fit a double bed if required. The final doorway on the first floor landing leads to a very spacious bedroom two.

To the rear of the property is a good sized private rear garden laid to lawn. The front of the property can be accessed from one side of the rear garden and the car port from the other side. Within the rear garden, there is a paved patio area where the shed is currently stood.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Available Late September 2025.

Deposit £2,884

Council tax band F

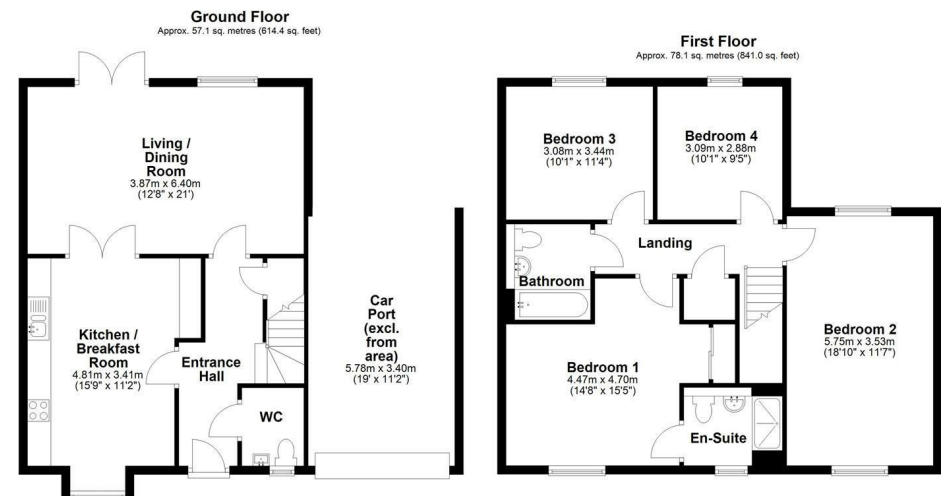
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

$1 \text{ month's rent} \times 12 / 52 = 1 \text{ week's rent.}$

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Total area: approx. 135.2 sq. metres (1455.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

