



Windmill Drive, Cambridge, CB2 9FA

CHEFFINS

Windmill Drive

Trumpington, Cambridge,
CB2 9FA

- Minimum 12 Month Tenancy
- Available from 20/10/2025
- Unfurnished
- EPC: B
- Council Tax Band: F
- Gas Central Heating
- Carport
- Garden & Roof Terrace

A modern 4 bedroom town house located in the desirable Aura Development off Long Road. The accommodation finished to a high specification comprises entrance hall, cloakroom, kitchen/dining room, living room with roof terrace, master bedroom with en suite, 3 further bedrooms and bathroom. Further benefits include gated double carport, bicycle store, enclosed rear garden and playing field views to the rear. We regret no pets or sharers. Unfurnished. Available from 20/10/2025. EPC: B and Council Tax Band: F.

4 2 2

£2,950 PCM





LOCATION

Windmill Drive is located on the Aura development off Long Road positioned between Trumpington Road and Hills Road approximately 2.5 miles south of the historic city centre. The property is well located for access to Addenbrookes Hospital and bio-medical research campus and Cambridge railway station via the Guided Busway and cycle path. Schools in both the state and independent sectors and access to the M11/A10 are in close vicinity too.



ENTRANCE HALL

CLOAKROOM

Stylish white sanitaryware with chrome accessories including back-to-wall toilet with soft close seat and concealed dual flush cistern and wash basin, wall mounted mirror and heated towel rail. Frosted window to front aspect.

KITCHEN/DINING ROOM

KITCHEN AREA

Contemporary fitted kitchen featuring gloss white handleless units, white composite stone worktop, 1½ bowl undermount sink with chrome mixer tap, 5 ring hob with glass splashback and integrated extractor above and full range of integrated integrated appliances including: stainless steel single oven, combination microwave, fridge freezer, dishwasher and warming draw. Washer dryer located in utility cupboard.

DINING AREA

with Amtico flooring and patio doors with access to rear garden.

STAIRS/FIRST FLOOR LANDING

with window/door to decked roof terrace.

LIVING ROOM

dual aspect with full height windows to front and rear aspects. Rear window with patio doors with access out to decked roof terrace.

BEDROOM 3

with 2 full height windows to rear aspect.

BEDROOM 4

with full height window to front aspect.

BATHROOM

with stylish white sanitaryware with chrome accessories including back-to-wall toilet with soft close seat and concealed dual flush cistern, wash basin, double ended bath with wall mounted shower and screen over bath, wall mounted mirror, shaver socket and heated towel rail.

STAIRS/SECOND FLOOR LANDING

MASTER BEDROOM

with en suite shower room, built in

wardrobe with sliding mirror doors, corner window and further window to front aspect.

EN SUITE

with stylish white sanitaryware with chrome accessories including wash basin mounted on vanity unit, back-to-wall toilet with soft close seat and concealed dual flush cistern, shower tray with sliding door and thermostatic shower, wall mounted mirror and heated towel rail.

BEDROOM 2

with large full height window to rear aspect.

EXTERIOR

turfed rear garden, roof terrace off living room, double length car port and cycle storage.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

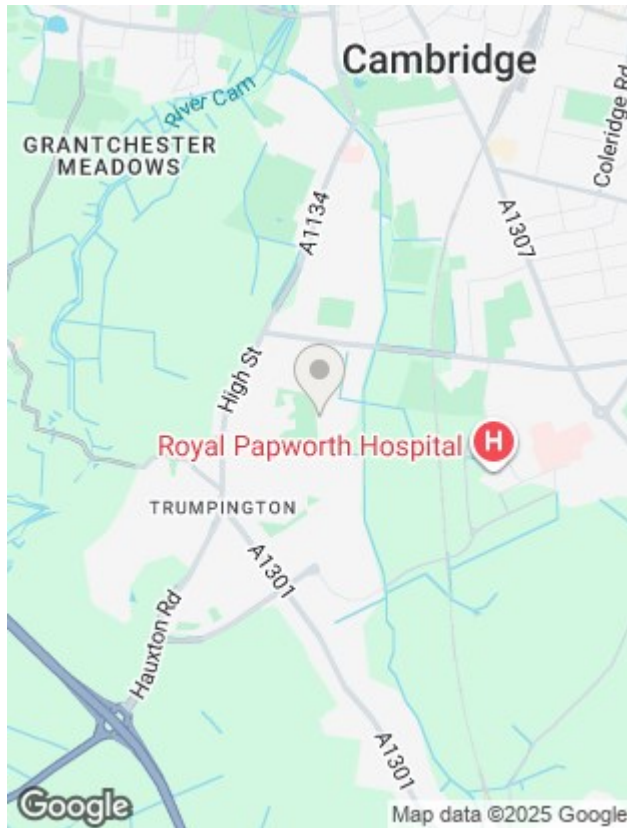
Term - Minimum 12 month tenancy

Holding Deposit - £680

Deposit - £3403







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Total area: approx. 141.5 sq. metres (1523.4 sq. feet)

Floor area excludes the garage and terrace
Plan produced using PlanUp.

