



Osprey Drive, Trumpington, CB2 9GR

CHEFFINS

Osprey Drive

Trumpington,
CB2 9GR

This spacious three-storey modern semi-detached townhouse offers versatile and well-proportioned accommodation arranged over three floors, complemented by enclosed gardens and a large garage. The property occupies a convenient position within this desirable development on the southern side of the city, close to the country park and a range of local amenities.

3 2 2

Guide Price £645,000





LOCATION

Trumpington is a favoured location on the south-west side of the city, greatly benefitting from a good range of local amenities including 3 primary schools, secondary schools, various shops and supermarkets, conveniently located for access to the Addenbrookes campus, with swift access to the M11 as well as the village of Great Shelford. Cambridge city centre is conveniently located 3 miles distant and is accessed via car or a variety of cycle or bus routes, including the guided busway to the railway station.

COVERED ENTRANCE

with entrance door with double glazed and frosted pane leading into:

ENTRANCE HALL

staircase rising to the upper floors, radiator, double cupboard with plumbing and space for automatic washing machine.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin with mixer tap, tiling to splashbacks, radiator, tiled floor, extractor fan.

KITCHEN/SITTING/DINING ROOM

Kitchen is fitted with a good range of storage cupboards and drawers to base and eye level with square edge working surfaces with matching upstands and inset one and a half bowl single drainer sink unit with mixer tap, electric fan oven, 4 ring gas hob, extractor fan above, fitted and concealed dishwasher, fitted and concealed fridge/freezer, ceiling with a range of inset downlighters, understairs storage cupboard, radiator, double panelled radiator, double glazed window to the rear and twin double glazed doors leading out to the garden.

STUDY/BEDROOM

with double panelled radiator, double glazed window to the front with shutters.

ON THE FIRST FLOOR

LANDING

staircase rising to the second floor, radiator.

LIVING ROOM

double glazed windows to the front, double panelled radiator.

BEDROOM 1

with fitted wardrobe, double panelled radiator, a pair of double glazed windows to the rear.

ENSUITE SHOWER ROOM

fitted with white suite comprising low level dual flush w.c., wall hung wash hand basin with mixer tap, tiled shower cubicle with glazed sliding door, extractor fan, shaver point, heated towel rail/radiator, double glazed and frosted window to the side.

ON THE SECOND FLOOR

LANDING

BEDROOM 2

fitted wardrobe cupboard, double panelled radiator, and a pair of double glazed window to the front.

BEDROOM 3

fitted wardrobe cupboard, double panelled radiator, and a pair of double glazed windows to the rear.

FAMILY BATHROOM

fitted with white three piece suite comprising panelled bath with mixer tap, separate shower above with glazed shower screen, wall hung wash hand basin with mixer tap, low level dual flush w.c, heated towel rail/radiator, tiled floor, shaver point, extractor fan, double glazed and frosted window to the side.

OUTSIDE

Front garden with dwarf brick wall, wrought iron railings, flower and shrub bed, block paved pathway.

Rear garden enclosed by close boarded fencing principally paved with lawn area and gated side access. To the rear of the garden GARAGE/STORE with up and over door to the front, personal door to the side, personal door to the rear leading through to the garden, power and light connected.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	91	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

Council

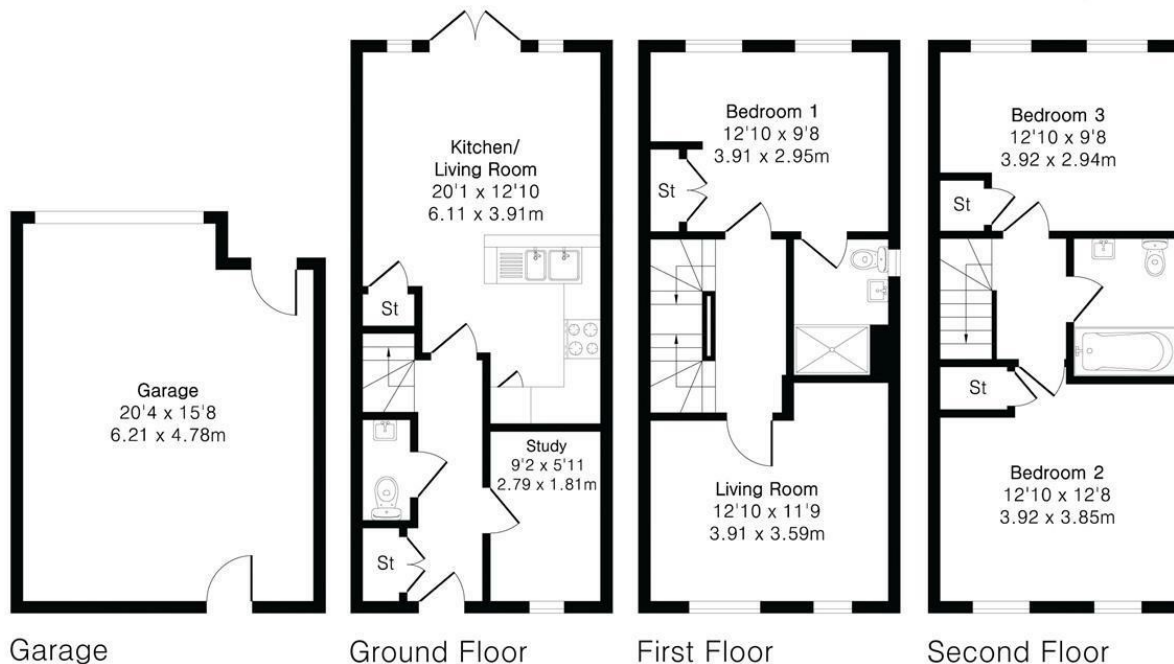
Approximate Gross Internal Area 1140 sq ft - 105 sq m (Excluding Garage)

Ground Floor Area 380 sq ft - 35 sq m

First Floor Area 380 sq ft - 35 sq m

Second Floor Area 380 sq ft - 35 sq m

Garage Area 306 sq ft - 28 sq m



Garage

Ground Floor

First Floor

Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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