



Windmill Drive, Trumpington, CB2 9FA

CHEFFINS

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A beautifully presented modern townhouse arranged over three floors and extending to approximately 1719sqft. The property benefits from versatile accommodation throughout, including open plan kitchen/dining room, spacious first floor sitting room, three spacious double bedrooms, two of which have the added benefit of en-suite shower rooms, sizeable garage and generous rear garden. This impressive home is set within a highly regarded development on the sought-after south side of the city, with convenient vehicle access via Long Road. The property is being offered with no onward chain.

3 2 1

Guide Price £875,000





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.

FRONT ENTRANCE DOOR

leading to:

ENTRANCE HALL

with LED spotlights, radiator, and engineered wood flooring, understairs storage, access to first floor, further understairs storage cupboard and door leading into:

CLOAKROOM

with tiled flooring, underfloor heating, low level w.c., wash hand basin with mixer tap, heated towel rail, LED spotlights.

KITCHEN/BREAKFAST ROOM

with engineered wood flooring, underfloor heating, variety of soft close wall and floor mounted units with quartz worktop, one and a half bowl stainless steel sink and drainer with mixer tap, upvc triple glazed window overlooking rear garden and upvc doors opening out to the rear garden and terrace area, integrated 5 ring AEG induction hob, extractor fan, two AEG ovens, integrated fridge and freezer, integrated Hotpoint washing machine, integrated Electrolux dishwasher, water softener, pan drawers with soft close feature, cupboard housing Baxi boiler, LED spotlights, downlighter and radiator in Breakfast room.

ON THE FIRST FLOOR

LANDING

carpeted, downlighter, storage cupboard housing water tank, radiator.

SITTING ROOM

carpeted, downlighter, underfloor heating, upvc triple glazed windows overlooking rear garden.

BEDROOM 2

carpeted, radiator, downlighter, upvc triple glazed window overlooking front of the property, door into:

ENSUITE SHOWER ROOM

tiled, walk-in tiled shower, low level w.c., wash hand basin with mixer tap, heated towel rail, LED spotlights, extractor fan, storage drawer under sink, wall mounted mirror.

FAMILY BATHROOM

with tiled floor, bath with shower over, tiled, wash hand basin with mixer tap, low level w.c., heated towel rail, LED spotlights, extractor fan, underfloor heating, upvc triple glazed frosted window overlooking front, wall mounted mirror.

ON THE SECOND FLOOR

LANDING

carpeted, radiator, downlighter, access into storage cupboard.

PRINCIPAL BEDROOM

carpeted, underfloor heating, downlighter, doors out onto decked terrace area overlooking front of the property allowing in light, access into walk-in wardrobe with storage and various hanging rails, spotlight.

ENSUITE SHOWER ROOM

tiled, walk-in tiled shower, wash hand basin with mixer tap, storage drawer beneath, low level w.c., heated towel rail, LED spotlights, wall mounted mirror, extractor fan.

BEDROOM 3

carpeted, upvc triple glazed window overlooking rear garden, radiator, downlighter.

OUTSIDE

The property is approached via brick paved driveway and path leading to GARAGE with electric sliding door, concrete floor, power and lighting, electricity and gas meters, borders with various shrubs and tree, brick paved footpath leading to front door.

Rear garden terrace perfect for al fresco dining. The rear garden is enclosed with concrete base and post fencing with sliding timber inset. Outside water tap. Garden is predominantly laid to lawn with borders perfect for various plants, trees and shrubs.





**Approximate Gross Internal Area 1719 sq ft - 160 sq m
(Excluding Garage)**

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 720 sq ft – 67 sq m

Second Floor Area 573 sq ft – 53 sq m

Garage Area 272 sq ft – 25 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	88
(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		

Guide Price £875,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council



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: 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.



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