



WINDMILL DRIVE
Trumpington

Carter Jonas

WINDMILL DRIVE, TRUMPINGTON, CAMBRIDGE, CB2 9FA

- Addenbrookes Hospital - approx. 1 mile
- Cambridge Train Station - approx. 1.4 miles
- Cambridge City Centre - approx. 2.3 miles

South-facing, fully enclosed garden offering exceptional privacy • Superb natural light throughout • Impressive open-plan kitchen/dining/living space with sleek high-gloss kitchen • Flexible layout with up to four usable rooms for bedrooms, home office or playroom • Principal bedroom suite with stylish en-suite & elevated views across open green spaces • Immaculately presented bathrooms • EPC rating B

DESCRIPTION

Offering 1,659 sq.ft of beautifully arranged accommodation, this modern townhouse combines exceptional natural light, generous proportions and a well-considered layout. Positioned within one of Trumpington's most sought-after developments, the property enjoys a private south-facing garden, carport parking and a smart, contemporary finish throughout.

The house opens into a spacious hallway leading into an impressive kitchen/dining/living space, designed for modern open-plan living. The kitchen presents a sleek, high-gloss finish with integrated appliances and extensive worktop surfaces. The room is bright and inviting, with recessed lighting and direct access through full-height sliding doors, creating a seamless indoor-outdoor flow ideal for everyday living and entertaining. A cloakroom completes the ground floor.

STYLISH AND MODERN 4 BEDROOM TOWNHOUSE WITH SUPERB NATURAL LIGHT AND A PRIVATE SOUTH-FACING GARDEN.



The first floor provides superb flexibility. The generous sitting room is flooded with natural light thanks to its large windows and doors opening onto a private balcony, offering a pleasant open outlook across landscaped surroundings. The two additional rooms on this floor are currently arranged as a bedroom and a study. The family bathroom, fitted with bath and shower over, has been well maintained and present well.

The top floor hosts the principal bedroom, a well-proportioned space with large windows that maximise light and offer attractive rooftop and greenery views. The en-suite shower room is stylishly finished and in excellent condition. A further double bedroom and an additional well-presented bathroom complete this level. Both bedrooms benefit from superb privacy and a peaceful aspect.

OUTSIDE

The rear garden is a genuine feature, neatly maintained, fully enclosed and screened by mature planting, providing excellent privacy with no overlooking properties. A paved terrace sits directly outside the living space, offering an ideal area for outdoor dining. A separate outbuilding provides valuable storage or hobby space. The covered carport to the side of the house offers sheltered parking and direct gated access into the garden.

LOCATION


Windmill Drive offers excellent and convenient access to the city centre and is well placed for a range of highly regarded state and private schools. The Cambridge Guided Busway is easily accessible on foot or bicycle, providing direct links to Addenbrooke's Hospital, the Biomedical Campus, Cambridge Science Park, St Ives and Huntingdon. Cambridge railway station, as well as the new Cambridge South station, are also within easy reach.

The area benefits from regular bus services and dedicated cycle routes in and out of the city. For road commuters, the M11 is only a short drive away, offering connections to the A14, London and Stansted Airport. Trumpington itself provides a strong selection of local amenities including a Waitrose supermarket and popular public houses. Riverside walks, country pubs and tearooms can also be enjoyed in nearby Grantchester.



Trumpington Cambridge, CB2
 Approximate Area = 1584 sq ft / 147.2 sq m
 Outbuilding = 75 sq ft / 7.0 sq m
 Total = 1659 sq ft / 154.2 sq m



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103335



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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