



**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

Over 1,700sq ft of accommodation • Immaculately presented throughout • Natural light in abundance • 3 Double bedrooms • Scope for a garden home office • Highly desired south Cambridge location • Local amenities within walking distance • EPC rating B

## DESCRIPTION

The ground floor opens with a welcoming entrance hall with three floor to ceiling storage cupboards all fitted with shelving leads through to a cloakroom/utility. This practical space is cleverly designed to accommodate the everyday essentials of modern living, allowing the main living to remain uncluttered, relaxed and enjoyable.

Beyond lies the large open-plan kitchen/dining/living room, flooded with natural light and with direct access to the private courtyard garden. The contemporary kitchen is fitted with a full range of integrated appliances and features a walk-in pantry.

On the first floor, an additional generous sitting room benefits from French doors opening onto a south-facing terrace that overlooks the courtyard – a superb space for relaxing and entertaining all year round.

Also on this level is a bright double bedroom and a particularly spacious family bathroom with both bath and walk-in shower.

The second floor is the principal bedroom suite with large fitted wardrobes and en-suite shower room, together with a further double bedroom also fitted with wardrobes.

**HIGH CEILINGS AND AN ABUNDANCE OF NATURAL LIGHT CREATE A WONDERFUL SENSE OF SPACE THROUGHOUT THIS IMMACULATEDLY PRESENTED 3 DOUBLE BEDROOM HOME.**



## OUTSIDE

A private block-paved courtyard garden, accessed from the living room, is enclosed by brickwork and mature hedging, with wall-mounted lighting. The current owners have enhanced the space with potted plants, adding charm and character. Double doors open to a store room, with further access to the garage, which is fitted with power, lighting and an up-and-over door.

A spacious south-facing terrace extends from the first floor, providing an ideal setting to enjoy sunshine throughout the day. This private outdoor space offers ample room for seating and planting, with excellent potential for the next owner to personalise.

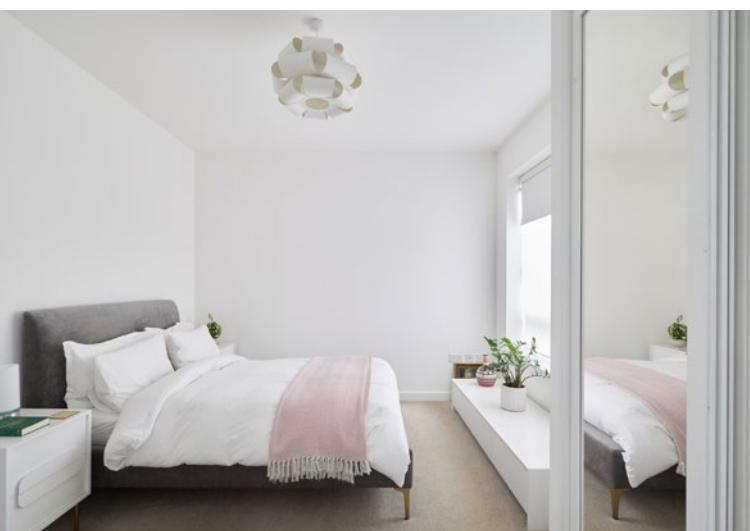
## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains gas, water and electricity are connected

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



**Approximate Gross Internal Area 1701 sq ft - 158 sq m**

Ground Floor Area 689 sq ft - 64 sq m

First Floor Area 591 sq ft - 55 sq m

Second Floor Area 421 sq ft - 39 sq m

Garage Area 253 sq ft - 23 sq m



| 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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