



GLEBE FARM DRIVE, TRUMPINGTON, CAMBRIDGE, CB2 9PB

- Addenbrookes Hospital - approx. 1 mile
- Cambridge City Centre - approx. 2.5 miles
- M11 Commuter Route - approx. 0.5 miles

Prime position within the development offering exceptional privacy • Open-plan kitchen/living space with bi-folding doors to the garden • Contemporary kitchen with Smeg appliances & sleek fitted units • Three double bedrooms, including a master with fitted triple wardrobe & en-suite • Secure gated access with covered off-road parking for two cars • South-facing landscaped garden • Excellent links to Cambridge City Centre, Addenbrookes Hospital, M11 & Guided Busway • EPC rating C

DESCRIPTION

The home opens with a welcoming entrance hall laid with Amtico flooring, which continues throughout the ground floor. At the heart of the property is the open-plan kitchen/living area, a light and inviting space thanks to bi-folding doors that open directly onto the garden. A lowered ceiling with inset feature lighting adds character, while tall grey radiators bring both style and practicality.

The kitchen is fitted with a sleek range of base and wall units, complemented by quality Smeg appliances including a microwave, oven, five-ring electric hob with concealed extractor, dishwasher, and fridge-freezer. A bowl sink is inset into the work surface, with further inset lighting enhancing the space. Off the reception hall is a generous cloakroom incorporating a utility area with washing machine, as well as a useful understairs storage cupboard.

POSITIONED IN ONE OF THE MOST DESIRABLE SPOTS WITHIN THE DEVELOPMENT, THIS PROPERTY ENJOYS A WONDERFUL SENSE OF PRIVACY.



Upstairs are three well-proportioned double bedrooms, including a thoughtfully designed master suite. This enjoys a wide rear-aspect window welcoming plenty of natural light, a fully fitted triple wardrobe, and a luxurious en-suite shower room. The family bathroom is equally stylish, with a three-piece suite including panelled bath with shower over, extensive wall mirror, and chrome heated towel rail. The two guest bedrooms are finished with attractive feature walls, fitted carpets, and front-aspect windows.

Built in 2014 as part of Countryside Homes' Novo development, the property offers excellent access to Cambridge city centre, Addenbrookes Hospital, Trumpington village, and local transport links. The Cambridge Guided Busway runs directly through the site, with a stop close to the central neighbourhood hub, providing excellent connectivity for residents.

OUTSIDE

The property has a neat front garden landscaped with low-level hedging and bark chippings. Secure cast-iron electric gates provide access to a covered off-road parking area, which in turn leads through to the rear garden. The gates have been rotated to open outwards allowing access for two cars.

South-facing and beautifully landscaped, it features a patio for outdoor dining, raised beds filled with planting, and a brick-built external store.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

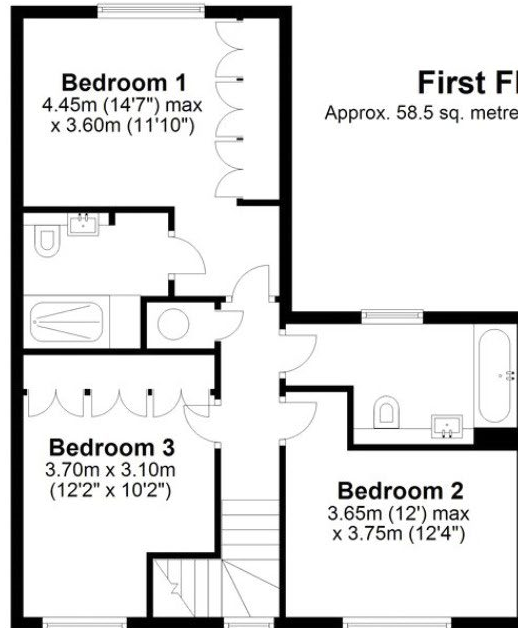
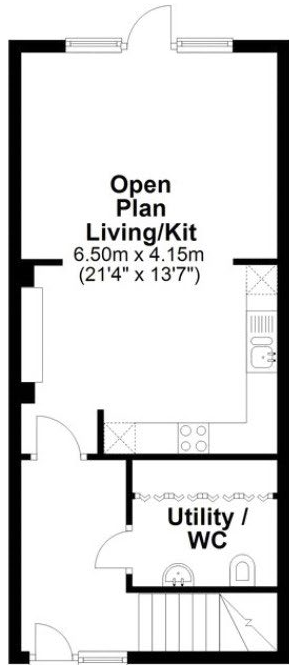
Local Authority: Cambridge City Council

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



Ground Floor

Approx. 40.3 sq. metres (433.2 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.3 sq. feet)

Total area: approx. 98.7 sq. metres (1062.5 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 9RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.