



5 Wedd Close, Trumpington, Cambridge, CB2 9GT
Guide Price £735,000 Freehold



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A MODERN AND STYLISH 4-BEDROOM, SEMI-DETACHED TOWNHOUSE, BEAUTIFULLY PRESENTED THROUGHOUT, TUCKED AWAY WITHIN A QUIET CUL-DE-SAC AND SO CONVENIENTLY PLACED FOR THE CITY CENTRE AND ADDENBROOKE'S MEDICAL CAMPUS. AVAILABLE WITH NO ONWARD CHAIN.

• 4-bedroom, semi-detached townhouse • 1450 sqft / 134 sqm • 2 ensuite, family bathroom, separate w.c. • Generous sitting room with bifolds to garden • Plot size - approx 0.04 acres • Gas-fired heating to radiators • Driveway parking for two cars • High specification. Energy efficient • Ideal location for Addenbrooke's Hospital • Built in 2020 - approx 4 years remaining on build warranty

The property was constructed in 2019 by the local, highly reputable developers Cam House Limited and is one of just nine superb contemporary homes in this development. The property is tucked away within the cul-de-sac just a short cycle distance from Addenbrooke's Medical Campus and Cambridge City centre.

The accommodation comprises a welcoming reception hall with stairs rising to the first floor accommodation, attractive Karndean flooring with heating under and a cloakroom w.c. just off. The kitchen is fitted with a designer German kitchen, Silestone work surfaces and a full range of integral Neff appliances. The sitting room has a largely glazed rear elevation with bifold doors out to the rear garden.

On the first floor, there are two double bedrooms both with luxury ensuite shower rooms with Villeroy & Boch sanitaryware and attractive fitted wardrobe cupboards to the master bedroom. There are two further double bedrooms on the top floor and a luxury family bathroom, again with Villeroy & Boch sanitaryware. It should be noted that there is generous storage in the eaves

Outside, there is a block paved driveway providing off-road parking for two cars plus nearby guest parking. Gated access leads to the rear garden, which has been professionally landscaped, laid mainly to lawn with a flower and shrub border, a paved patio, a timber shed, bike store and all is enclosed by fencing.

Agent's Note

There is an annual charge for the maintenance of the shared driveway and surrounding vegetation of £713.33. Managed through St Andrew's Bureau Ltd.

There is a ransom strip owned by the original developer / owner across the front of driveway.

Location

Trumpington is an eagerly sought-after residential area under two miles from Cambridge City centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Shelfords nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Cambridge South Station is due to open in June 2026 and will be a 5-minute cycle from the property. This will provide direct links to London King's Cross and Liverpool Street. Most of the city's schools are also within easy reach.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - F

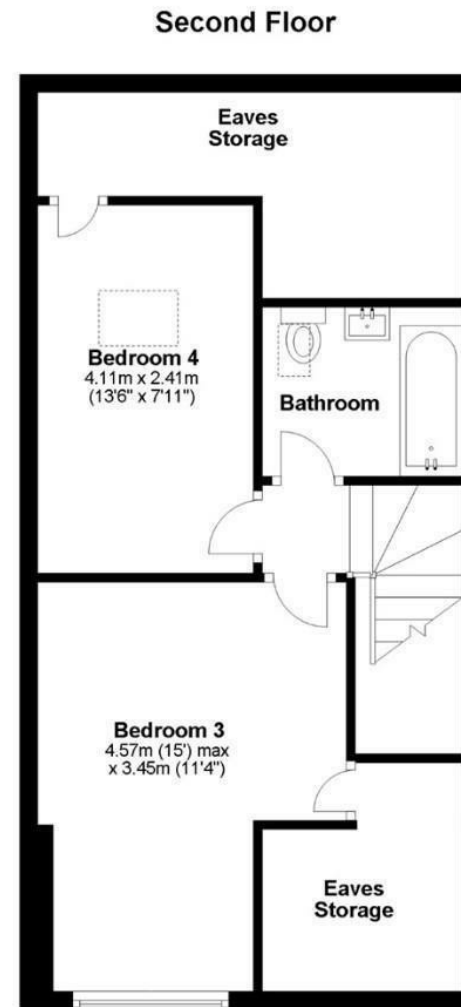
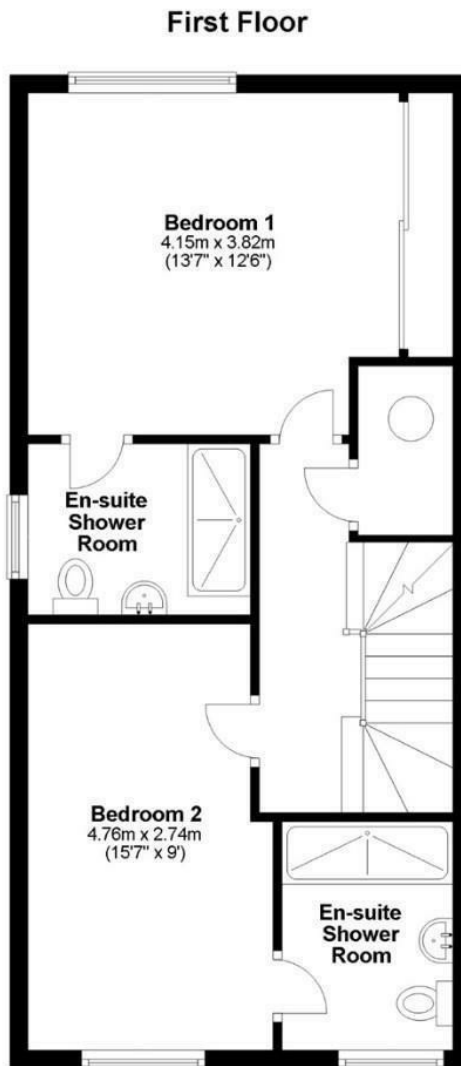
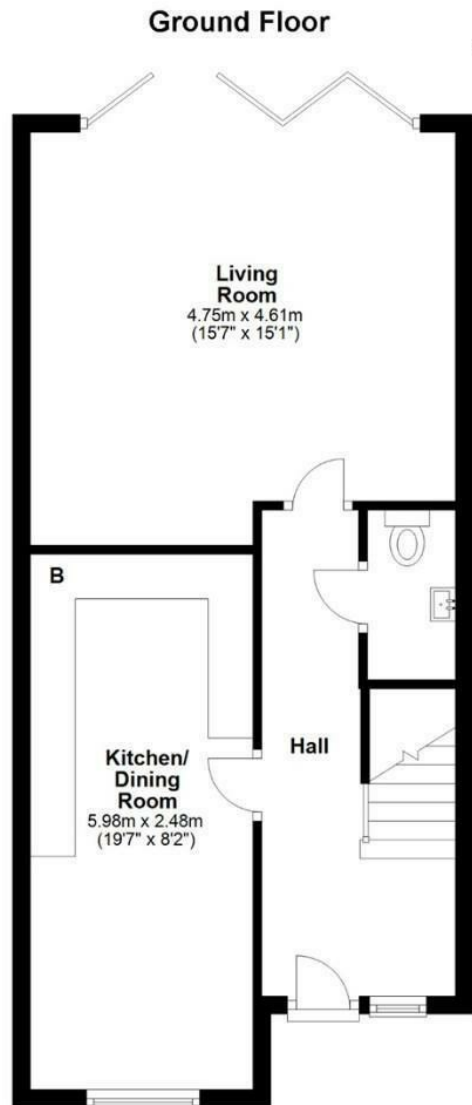
Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 134 sqm (1450 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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

