



22 Clay Farm Drive, Trumpington, Cambridge, CB2 9BY
Guide Price £675,000 Freehold



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A STYLISH AND WELL-PROPORTIONED THREE-BEDROOM CONTEMPORARY HOME, OFFERING APPROXIMATELY 1,076 SQFT OF ACCOMMODATION WITHIN THE AWARD-WINNING AURA DEVELOPMENT IN TRUMPINGTON, AVAILABLE WITH NO ONWARD CHAIN.

- Contemporary terraced property within award-winning Aura development
- 3 bedrooms, 1 bathroom, ground-floor WC
- Kitchen/diner, utility room
- Private driveway parking for two cars
- Bicycle storage
- Excellent access to Addenbrooke's Hospital, Cambridge Biomedical Campus and Cambridge South station
- 1076.5 sqft / 100 sqm
- Plot size - approx 0.04 acres
- Solar PV panels and EPC - B / 85
- No chain

This attractive modern home built in 2014, forms part of the award-winning Aura development in Trumpington and offers approximately 100 sqm (1,076 sqft) of bright and well-planned accommodation arranged over two floors. Large windows provide excellent natural light throughout, while the layout combines generous living space with practical family accommodation.

The ground floor is centred around a generous living room, measuring approximately 4.79m x 4.02m at its widest points and finished with engineered wood flooring. To the rear is an impressive kitchen/dining room extending to approximately 3.91m x 4.10m. The kitchen is fitted with a comprehensive range of contemporary light-coloured cabinetry, contrasting dark work surfaces and integrated appliances. There is ample space for a substantial dining table, making this an excellent everyday family space as well as a natural setting for entertaining. A glazed door provides a direct connection with the rear terrace and garden.

A useful utility area provides additional storage and practical space for washing machine and tumble dryer, while a separate ground-floor cloakroom/WC completes the accommodation on this level. The property benefits from gas-fired central heating to radiators throughout.

On the first floor are three bedrooms together with the family bathroom. The generous principal bedroom extends to approximately 5.60m at its maximum length and benefits from excellent levels of natural light. Bedroom two is a well-proportioned double room of approximately 3.66m x 3.37m with a built-in wardrobe featuring full-length mirrored doors. The third bedroom is also a generously proportioned double bedroom, offering flexibility for use as a nursery or dedicated home office if desired. The family bathroom is finished in a simple contemporary style, with neutral tiling, a bath with shower over, wall-mounted wash basin and WC.

To the rear is an attractive enclosed garden, thoughtfully landscaped for year-round enjoyment and ease of maintenance. A generous paved terrace immediately adjoining the house provides ample space for outdoor dining and entertaining, beyond which is a high-quality artificial lawn bordered by established planting and raised timber beds. A substantial timber garden shed provides useful additional storage. To the front is a private driveway providing off-road parking for two cars. The property also benefits from separate, generously sized secure bicycle and bin stores, with the dedicated bicycle store providing space for up to four bicycles.

Agent's Note

Please note that the photo of the living room has been edited using AI to provide a furnished representation of this room. Grounds maintenance £1.53/ month, management fee £6.37/month. Total £7.90/ month (£94.80 pa)

Location

Within the award-winning Aura development, the property enjoys a particularly convenient position towards the Long Road end of Clay Farm Drive, providing particularly easy pedestrian and cycle access towards Addenbrooke's Hospital and the Cambridge Biomedical Campus.

Trumpington is one of South Cambridge's most popular residential areas, with excellent connections into the city. The guided busway is close by, alongside a traffic-free cycle route to Cambridge mainline station. Cambridge South railway station is also within easy walking distance, providing further rail connections including direct services to London. A wide range of everyday amenities is readily accessible, including Waitrose within walking distance, together with local shops and services. There are a number of well-regarded schools nearby, while Cambridge's independent schools are also within easy reach. The M11 is readily accessible, providing convenient connections to the wider road network.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - D

Fixtures and Fittings

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

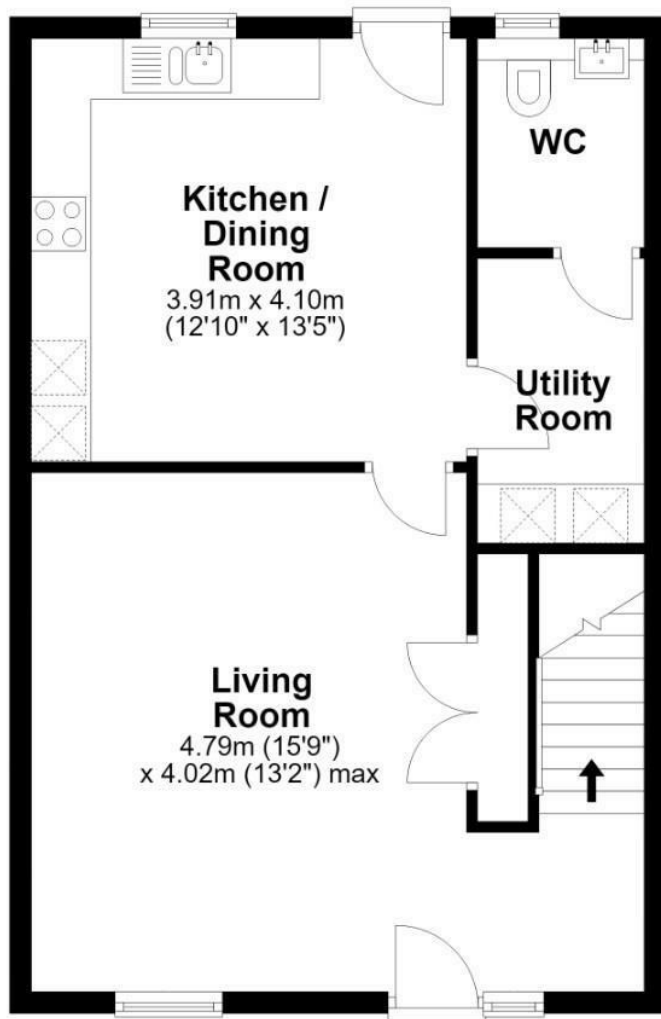
Viewing

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



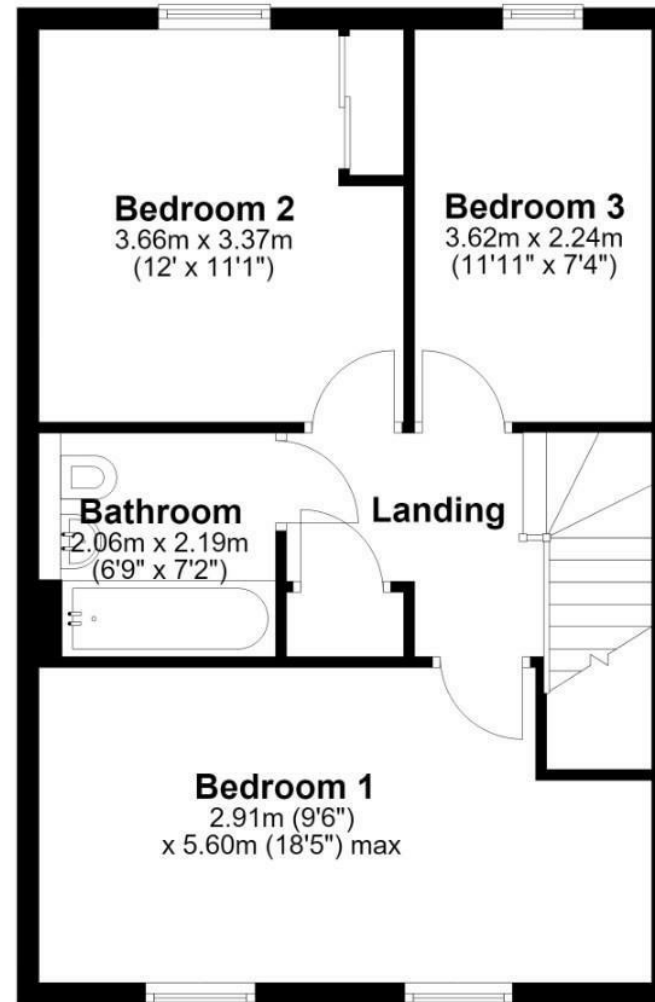
Ground Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

