



A modern 4 bedroom townhouse with stylish accommodation over 3 floors, situated within the award winning Trumpington Meadows development on the south side of the city.

In Brief

Cambridge City Centre 3 miles, Mainline Railway Station (King's Cross 52 minutes and Liverpool Street 67 minutes) 2.5 miles, Addenbrooke's Hospital/Biomedical Campus 2.5 miles, M11 (Junction 11) 1 mile (distances and times are approximate).

Gross Internal Floor Area: 1,623 sq ft (151 sq m).

45 RENARD WAY
£675,000 (GUIDE PRICE)

Property Summary

- Ground Floor: Entrance Hall, Cloakroom, Kitchen/Dining Room.
- First Floor: Sitting Room, Bedroom with En Suite Shower Room.
- Second Floor: 3 Bedrooms, 2 Bath/ Shower Rooms (1 En Suite).
- Outside: Carport and additional parking space, Enclosed Garden.

Please read important notice on the floor plan page.

Description

45 Renard Way was built in 2016 by Barratt Homes, an award winning national house builder renowned for their efficient modern designs and high quality of finish. Trumpington Meadows is actually one of the first developments in the UK to win the prestigious "build for life" award. Arranged over 3 floors, the

property offers stylish accommodation and for those seeking a quick completion, it further benefits from not having an onward chain.

Situation

Renard Way is situated within the highly acclaimed Trumpington Meadows development, which adjoins a 148 acre country park and includes a primary school, small supermarket and delightfully landscaped recreation grounds. Cambridge city centre, with its attractive combination of ancient and modern buildings, colleges, extensive shopping and cultural facilities, is easily accessible by bicycle or bus from the nearby Trumpington Park and Ride, which also links with the Cambridge Guided Busway, stopping at Addenbrooke's Hospital/Biomedical Campus, Cambridge Science Park,

St Ives and Huntingdon. The property is also extremely well placed for access to a Waitrose supermarket, local shopping with Trumpington, excellent choice of state and independent schools and sixth form colleges.

Outside

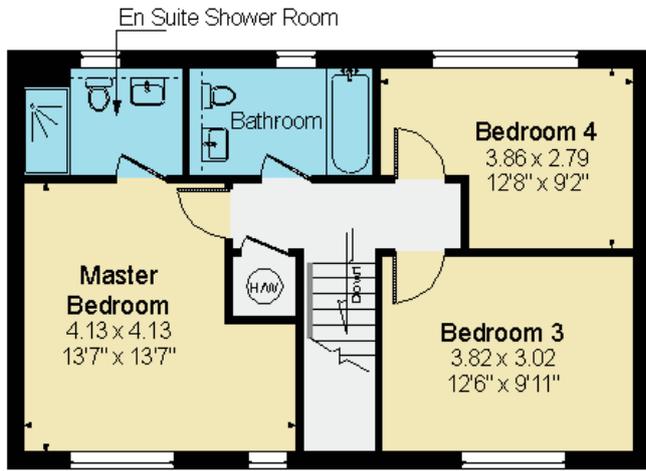
There are shrub beds and a block paved area to the front of the house and a **Carport 19'6 x 11'0" (5.95m x 3.36m)** to the side with double wrought iron gates leading to a further paved parking area. The rear garden is enclosed by walling and fencing and contains an area of lawn, paved terracing and a garden shed.



Property Highlights

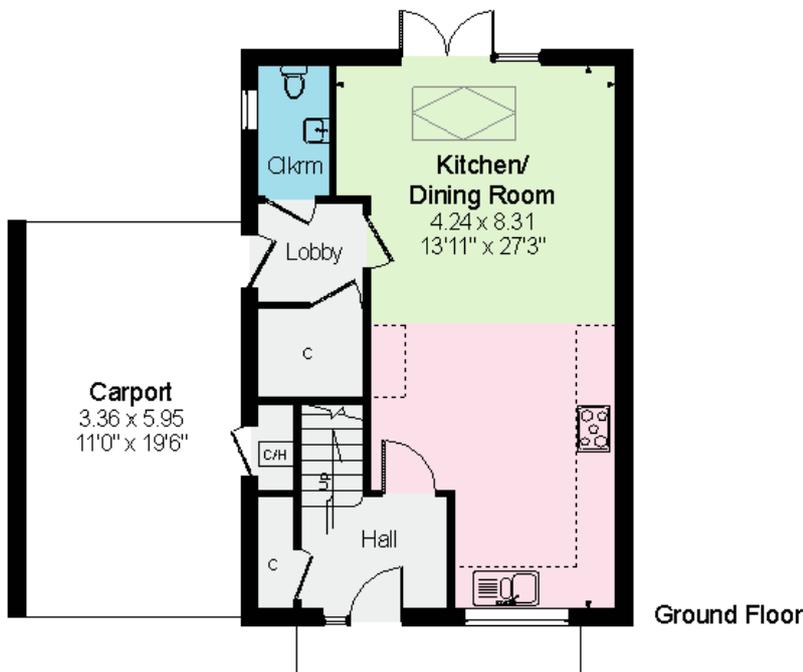
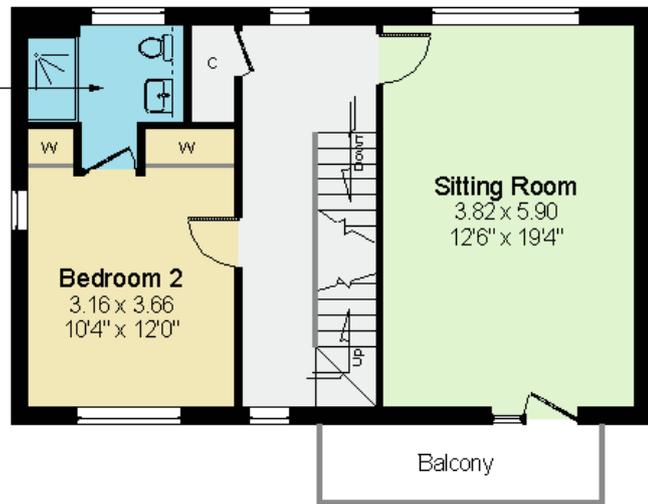
- Spacious Kitchen/Dining Room 27'3" x 13'11" (8.31m x 4.24m) with part vaulted ceiling, French doors to rear terrace, range of matching soft closing cabinets and drawers and integrated appliances comprising oven, microwave, 5 ring gas hob with extractor fan above, wine cooler, dishwasher, washing machine/tumble dryer and fridge/freezer.
- Dual aspect Sitting Room to the first floor with glazed door to balcony.
- 4 Bedrooms and 3 Bath/ Shower Rooms (2 En Suite), arranged over the first and second floors.
- Double glazed windows.
- Gas fired central heating.
- An NHBC guarantee.
- No onward chain.

**45 RENARD WAY,
TRUMPINGTON,
CAMBRIDGE, CB2 9EW**



Gross Internal Area 151 m² (1623 ft²)
excluding Carport and Balcony.

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



Important Notice

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Viewing

By prior telephone appointment with
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Enquiries

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andrew.tucker@bidwells.co.uk

Stonecross, Trumpington High Street,
Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected to the
property.

Local Authority

South Cambridgeshire District Council
0345 045 0500

Outgoings

Tax Band: F
Tax Payable 2018/19: £2,589.31.

Fixtures & Fittings

Fixtures and fittings are excluded from
the sale unless mentioned in these
particulars.

Tenure & Possession

The property is available freehold with
vacant possession on completion

Health & Safety

Please ensure you take due care when
inspecting any property.

Energy Rating B

