

9 HARRADINE STREET, TRUMPINGTON



A contemporary and stylish 4 bedroom townhouse conveniently placed for access to Addenbrooke's Hospital/Biomedical Campus.

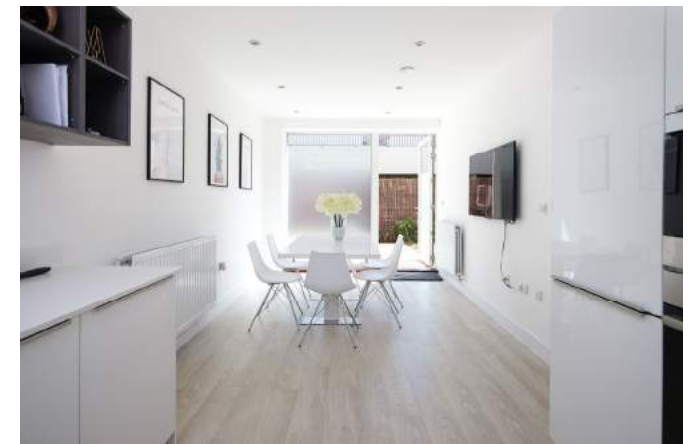
City Centre 2.5 miles, Cambridge Mainline Railway Station 2 miles, Addenbrooke's Hospital/Biomedical Campus 1 mile, Trumpington Park & Ride 1.5 miles, M11 (junction 11) 2 miles. (Distances are approximate).

Property Summary

Gross internal floor area 1,647 sq ft (153 sq m)

- Ground Floor: Entrance Hall, Cloakroom, Kitchen/Dining Room
- First Floor: Sitting Room, Balcony, Bedroom 3, Shower Room
- Second Floor: 3 Bedrooms, 2 Bath/Shower Rooms (1 En Suite), Balcony
- Outside: Garage, Bicycle/Bin Store, Enclosed Garden

Please read Important Notice on the floor plan page



**9 HARRADINE STREET,
TRUMPINGTON,
CAMBRIDGE CB2 9ER**

Description

Harradine Street is part of the exclusive Virido Estate built by Hill Residential in 2017 which has been designed to offer a more sustainable lifestyle arranged around open green spaces. These conveniently located homes in Cambridge offer eco-friendly living within the flourishing new community of Great Kneighton, with its convenient amenities and the city on its doorstep.

The property has been fitted with many energy sustainable features including large aluminium composite triple glazed windows to maximise natural light, while providing durability and low maintenance, solar PV panels, mechanical ventilation heat recovery system (MVHR), smart meter and drying cupboard.

Outside

There is a small paved courtyard garden with shrub borders which provides access to the **Garage 16'6 x 10'10 (5.04m x 3.30m)** with door and access to the bicycle and bin store.



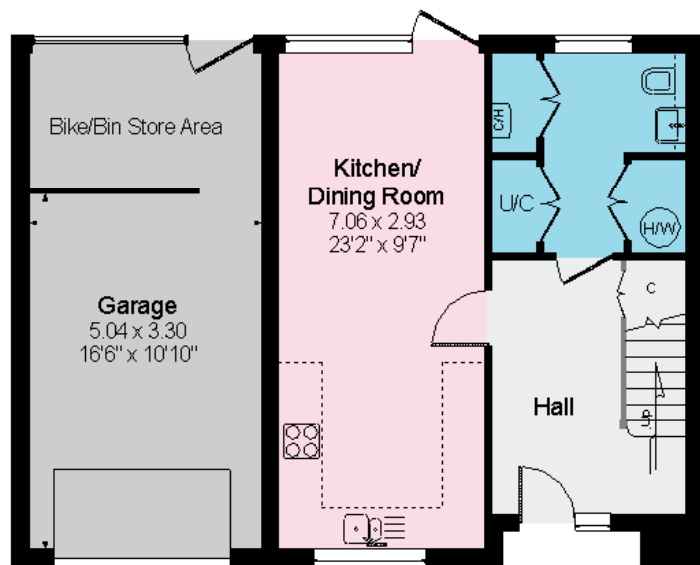


Property Highlights

- Superb accommodation arranged over 3 floors extending to 1,647 sq ft (153 sq m) and flooded with natural light
- Contemporary Kitchen fitted with a range of white gloss soft close base and wall cabinets, quartz work surface, integrated Bosch appliances comprising fridge/freezer, oven, microwave and 4 ring induction hob with extractor over
- Spacious dual aspect Sitting Room benefitting from Balconies to the front and rear aspect
- Excellent Master Bedroom with fitted mirrored wardrobes, stylish En Suite Shower Room and Balcony
- 3 further Bedrooms and a separate Family Bath/Shower Room with a handy drying cupboard
- Many 'Eco' design features including MVHR, solar panels, triple glazing and rain water harvesting system, which collects water and re-uses it for the flushing of WCs

Gross Internal Area 153 sq m (1647 sq ft)
excluding Garage/Store and Balconies

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation
- Garage



Ground Floor



Second Floor



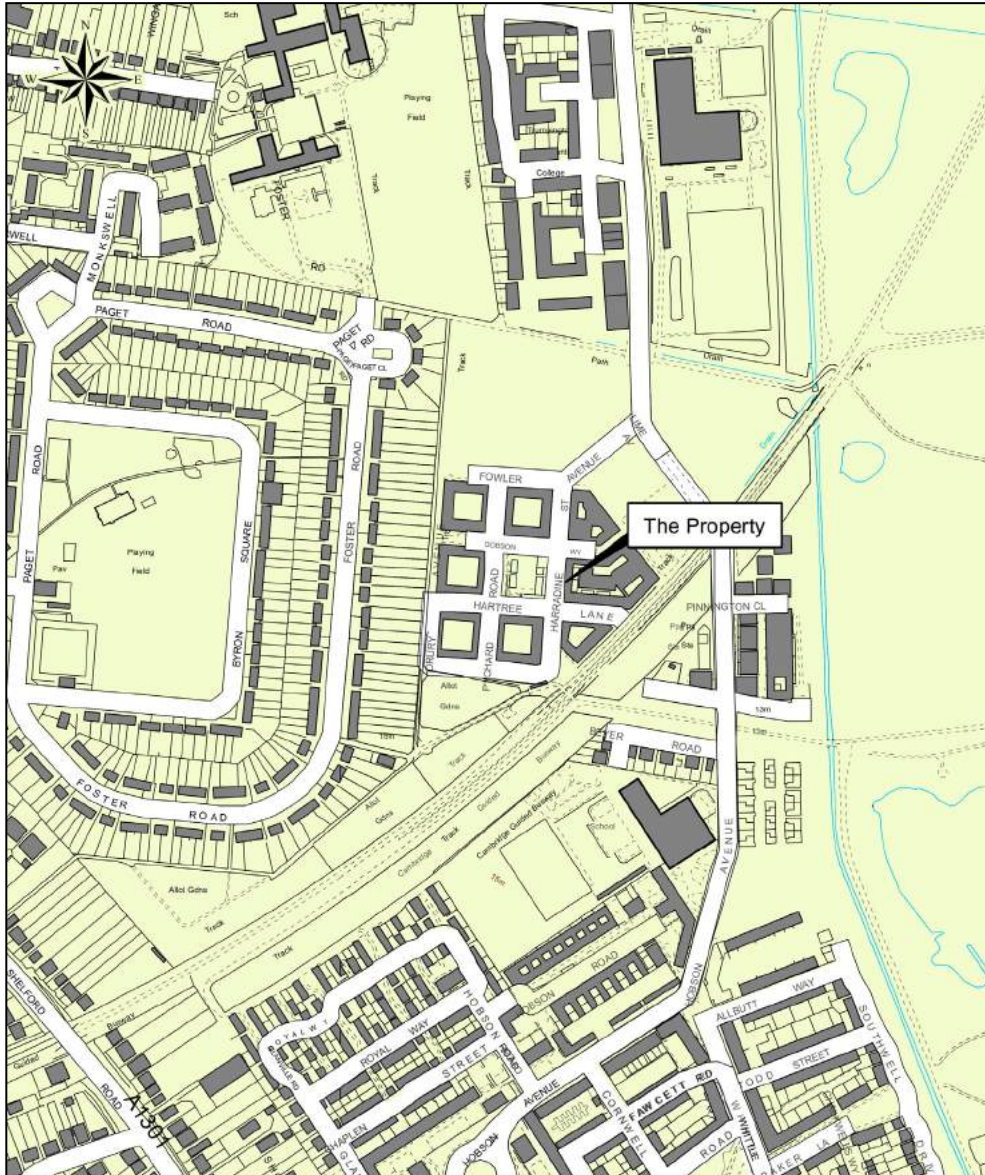
First Floor

NOT TO SCALE: For guidance purposes only

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Location

Harradine Street is situated within the highly acclaimed Virido development and forms part of the unique new suburb on the south side of Cambridge known as Great Kneighton. The central community square provides a variety of shops, library, doctors surgery and dentist practice together with large open spaces including an RSPB Nature Reserve, allotments, footpaths, sports pitches, cycling tracks and BMX course.

Cambridge city centre with its attractive combination of ancient and modern buildings, colleges, winding lanes and excellent shopping facilities is easily accessible by foot, bicycle or via the Cambridge Guided Busway (nearest stop about a third of a mile) which also connects with Addenbrooke's Hospital/Biomedical Campus, Cambridge Science Park, St Ives and Huntingdon.

The property is also extremely well placed for access to a number of state and independent schools, the M11 with access to Stansted Airport and London and a mainline railway station with services to King's Cross and Liverpool Street in approximately 52 minutes and 67 minutes respectively.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

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warrick.anderson@bidwells.co.uk

bidwells.co.uk

Additional Information

Local Authority
Cambridge City Council
01223 457000

Outgoings
Tax Band: F
Tax Payable 2019/2020:
£2,604.34

Services
Mains water, electricity and drainage are connected to the property.

Fixtures & Fittings
All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Energy Rating A

Tenure & Possession
The property is for sale Leasehold with 998 years remaining and with vacant possession on completion.

Health & Safety
Please ensure that you take due care when inspecting any property.