



**A spacious 4 bedroom family home located in the award winning Barratt Homes development at Trumpington Meadows, providing stylish modern living with gated carport and enclosed rear garden.**

**In brief**

Cambridge City Centre 2 miles,  
Mainline Railway Station 2 miles,  
Addenbrooke's Hospital/Biomedical  
Campus third of a mile, M11 (junction  
11) 0.5 of a mile, (distances are  
approximate).

Gross Internal Area: 1,474 sq ft  
(137 sq m)

**3 ARGENT ROAD, TRUMPINGTON**  
**£615,000 (GUIDE PRICE)**

## Property Summary

- Ground Floor: Entrance Hall, Cloakroom, Kitchen, Sitting/Dining Room
- First Floor: 4 Bedrooms, 2 Bath/Shower Rooms (1 En Suite)
- Outside: Carport, Enclosed Garden

## Situation

Argent Road is situated within the highly acclaimed Trumpington Meadows development, which adjoins a 148 acre country park and includes a primary school and delightful landscaped recreation grounds. Cambridge city centre provides an attractive combination of ancient and modern buildings, colleges, winding lanes and excellent shopping facilities.

It is easily accessible by foot, bicycle or bus from the nearby Trumpington Park and Ride, which also connects with the Cambridge Guided Busway, stopping at Addenbrooke's Hospital/Biomedical Campus, Cambridge Science Park, St Ives and Huntingdon.

The property is extremely well placed for access to a Waitrose supermarket, a number of state and independent schools and the M11.

## Description

This impressive house was built in 2016 by Barratt homes and is constructed with brick elevations under slate roofs.

The well presented accommodation, which has been finished to a high standard, is arranged over 2 floors and benefits from a light and airy feel.

## Outside

The front garden is enclosed with wrought iron railings and yew hedging. There is a gated Carport and pedestrian side access to the rear garden, which is enclosed with timber fencing, mainly laid to lawn with paved terrace, twin sheds and bin storage.



## Property Highlights

- Stylish fully fitted Kitchen 18'3 x 13'2 (5.54m x 4.02m) with stone tiled flooring, integrated appliances comprising Zanussi oven with gas hob and extractor over, washing machine, dishwasher, fridge/freezer and double doors leading to the Sitting/Dining Room
- Spacious Sitting/Dining Room 21'1 x 12'8 (6.42m x 3.87m) with wood flooring and French doors leading to rear garden
- Master Bedroom with built-in wardrobe and En Suite Shower Room
- 3 further double Bedrooms and family Bathroom
- Double glazed throughout
- Gas central heating
- No onward chain

**3 ARGENT ROAD,  
TRUMPINGTON,  
CAMBRIDGE CB2 9EE**



Approximate gross internal area 1474 ft<sup>2</sup> / 137 m<sup>2</sup>

- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation



Illustration for identification purposes only. All measurements are approximate. Not to scale.

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

Warrick Anderson  
01223 559432  
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

### Additional Information

#### Services

All main services are connected to the property.

#### Local Authorities

Cambridge City Council  
01223 457000

#### Outgoings

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

#### Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

#### Tenure & Possession

The property is for sale freehold with vacant possession on completion

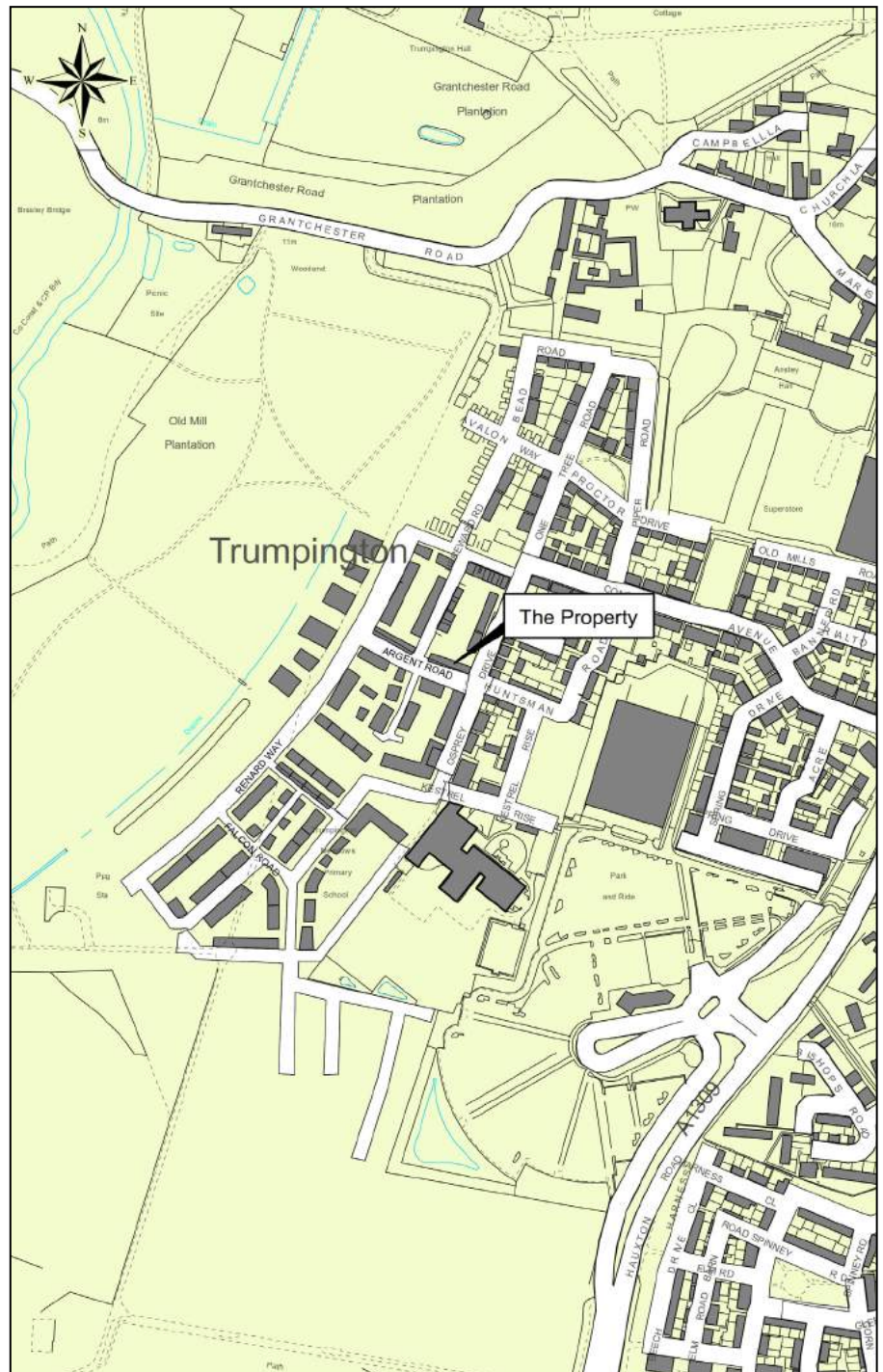
#### Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

#### Energy Rating B

#### Agents Note

Photographs taken in 2017



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