



A modern 4 bedroom semi-detached townhouse with stylish accommodation arranged over 3 floors, situated within the award winning Trumpington Meadows development. The property has a particularly delightful aspect to the front, over a lawned area.

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).

27 RENARD WAY, TRUMPINGTON
£620,000 (GUIDE PRICE)

Gross Internal Floor Area: 1,694 sq ft
(157.4 sq m)

Property Summary

- Ground Floor: Entrance Hall, Cloakroom, Kitchen/Dining/Family Room, Utility Room
- First Floor: Sitting Room, Bedroom, Bathroom
- Second Floor: 3 Bedrooms, 2 Bath/Shower Rooms (1 En Suite)
- Outside: Garage, Allocated Parking Space, Enclosed Garden.

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 within Trumpington, excellent choice of state and independent schools and sixth form colleges.

Description

27 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.

Outside

There are shrub beds and a block paved area to the front of the house

The rear garden is enclosed by walling and fencing and contains an area of lawn, paved terracing and a garden shed.

An allocated parking space and **Garage 19'11 x 11'2 (6.07m x 3.41m)** are situated beyond the garden.



Property Highlights

- Open plan Kitchen/Dining/Family Room 27'7 x 17' (8.41m x 5.19m) fitted with a range of matching gloss white cabinets and drawers, black granite worksurfaces and integrated appliances comprising oven, 4 ring gas hob with extractor fan above, dishwasher and fridge/freezer
- Spacious first floor Sitting Room with 3 Juliette balconies
- 4 Bedrooms and 3 Bath/Shower Rooms (2 En Suite), arranged over the first and second floors
- Separate Utility Room with integral washing machine and door to garden
- Double glazed windows and gas fired central heating
- Single Garage, allocated parking space and bike store
- 10 year NHBC (approximately 8 years remaining)

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

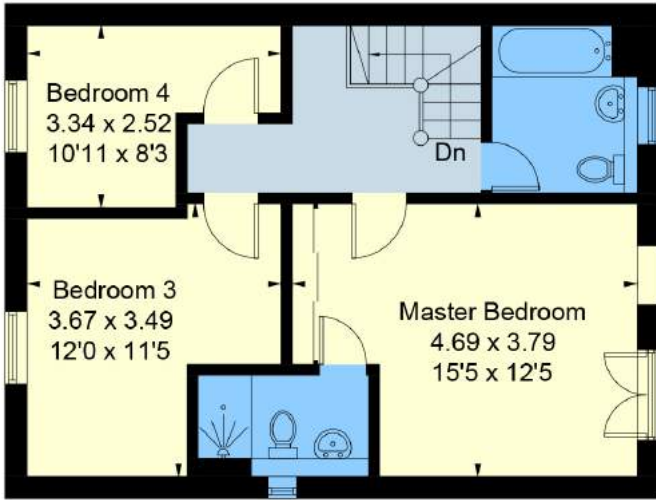
Approximate Gross Internal Area = 157.4 sq m / 1694 sq ft

Garage = 20.6 sq m / 222 sq ft

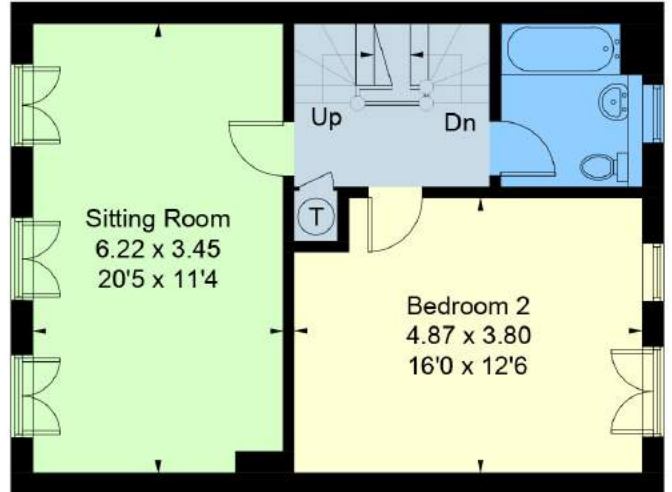
Total = 178.0 sq m / 1916 sq ft



- Kitchen
- Reception
- Bath / Shower Room
- Bedrooms
- Circulation
- Garage



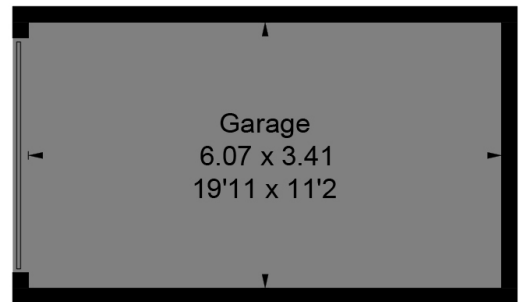
Second Floor



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)

NOT TO SCALE: For guidance purposes only.

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 mains services are connected to the property.

Local Authorities

Cambridge City Council
01223 457000

Outgoings

Tax Band: F
Tax Payable 2019/2020: 2,635.94

Fixtures & Fittings

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

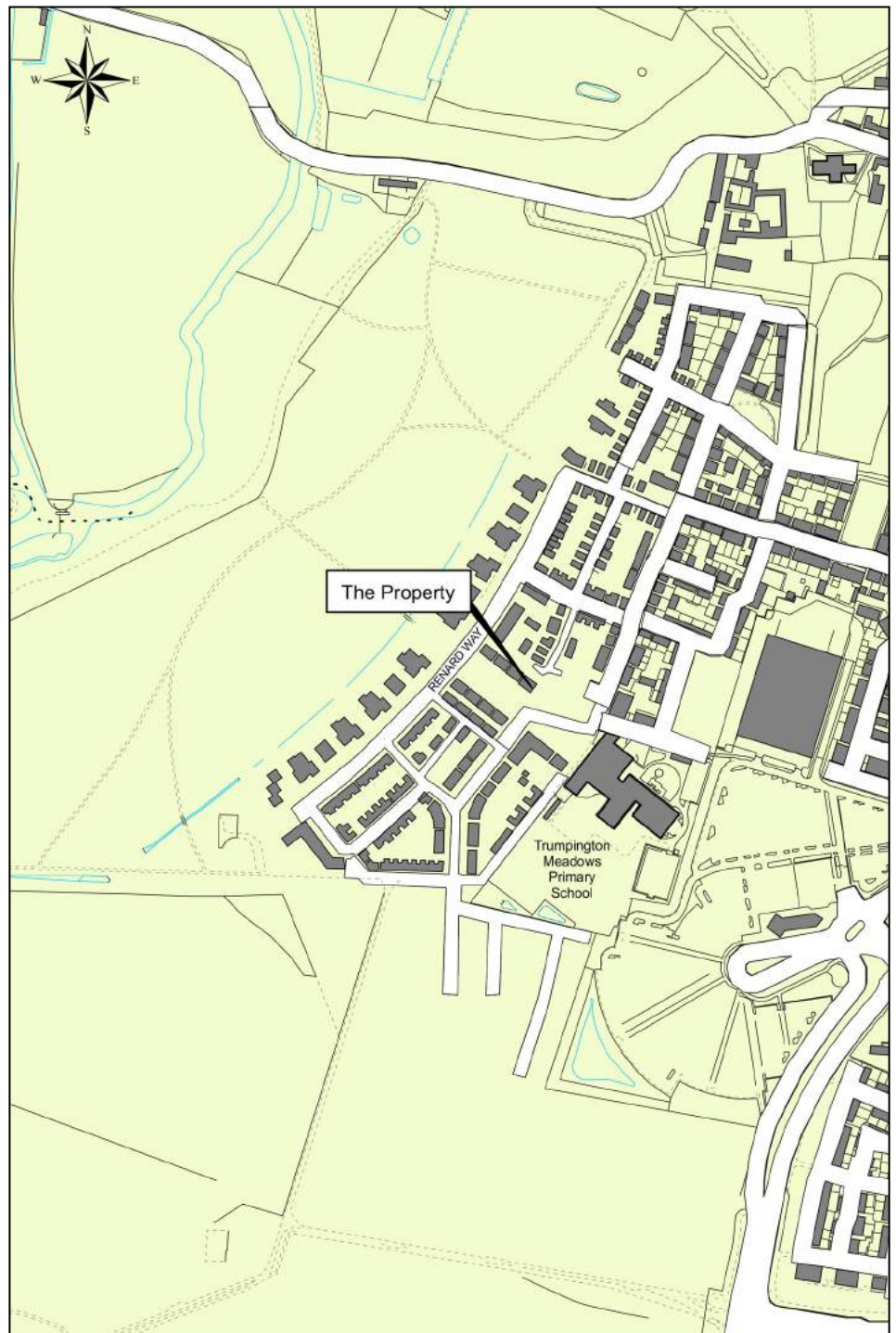
Tenure & Possession

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



Important Notice

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