





## LAPWING AVENUE, TRUMPINGTON, CAMBRIDGE, CB2 9AN

- Addenbrookes Hospital - approx. 1.1 miles
- Cambridge Train Station - approx. 2.2 miles
- Trumpington Park Primary School - approx. 0.7 miles

Two bedroom terraced property • Popular south Cambridge location • South-facing rear garden with excellent privacy overlooking green space • Solar panels, triple glazing & heat recovery ventilation system • EPC rating B

### DESCRIPTION

This modern, terraced house, situated in the multi-award-winning Skanska development in the sought-after area of Trumpington, offers comfortable living spaces across two levels, encompassing a total of 914 square feet. Boasting a contemporary design and thoughtful layout, with views overlooking Nine Wells Nature Reserve and open countryside to the rear, this property is ideal for individuals or families seeking a convenient and stylish home.

The house was designed with an emphasis on high build quality and energy efficiency, and features triple glazing, a heat recovery ventilation system and photovoltaic solar panels. The property also benefits from high ceilings and tall windows throughout, creating a spacious and airy living space.

Upon entering, you are greeted by a wide hallway featuring multiple storage spaces and a large downstairs w/c, leading to an inviting open-plan kitchen and living area. The well-appointed kitchen features integrated modern appliances, granite worktops and ample storage, while the adjoining living space offers flexibility for various furniture arrangements. Patio doors provide easy access to the rear garden, extending the living space outdoors, and a large picture window further adds to the bright and airy space.

## MODERN 2 BEDROOM TERRACED PROPERTY LOCATED IN THE SOUTH OF CAMBRIDGE.



On the first floor are two generously sized double bedrooms. The Master Bedroom features large double windows and a Juliet balcony, looking out over green space and fields, as well as a tall picture window. The bedrooms are well-lit and thoughtfully designed to accommodate various furniture layouts, providing ample space for relaxation and rest.

Completing the first floor is a family bathroom, featuring a bath/shower combination, low-level w/c, and wash basin. This modern bathroom offers both style and functionality, catering to the needs of the household.

### OUTSIDE

Externally, the property features a driveway at the front, providing convenient off-road parking. Additionally, there is a dedicated bin store and bike store, enhancing organization and maximizing space.

The rear garden is a delightful outdoor retreat, featuring a generously sized porcelain patio area ideal for outdoor dining and entertaining. Beyond the patio, a well-maintained lawn with raised borders and flowers adds a touch of greenery and charm to the outdoor space. A shed provides additional storage options, ensuring ample space for outdoor equipment and gardening essentials.

### LOCATION

Trumpington village lies close to the M11 at Junction 11 which heads south towards Stansted Airport, London and the M25 and north towards A14, A1, M1 and M6. There are regular train services from Cambridge into London from around 50 minutes. Addenbrooke's Hospital and Cambridge Biomedical Campus are close by, and there is also a cycle route along the guided busway into Cambridge.

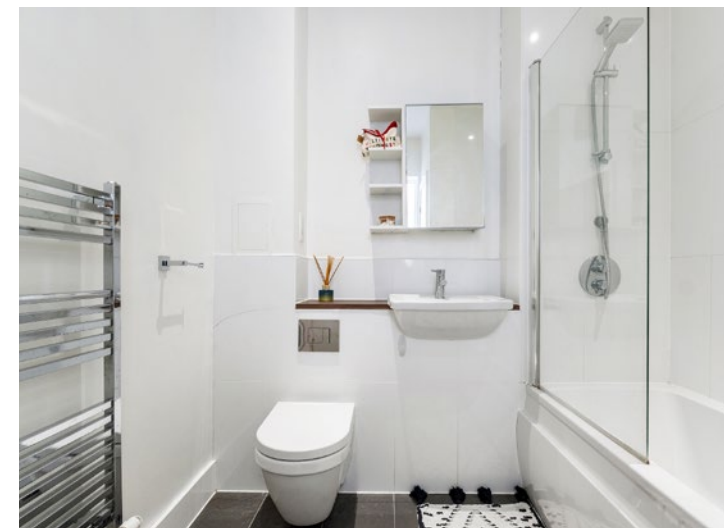
## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains' services provided

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330





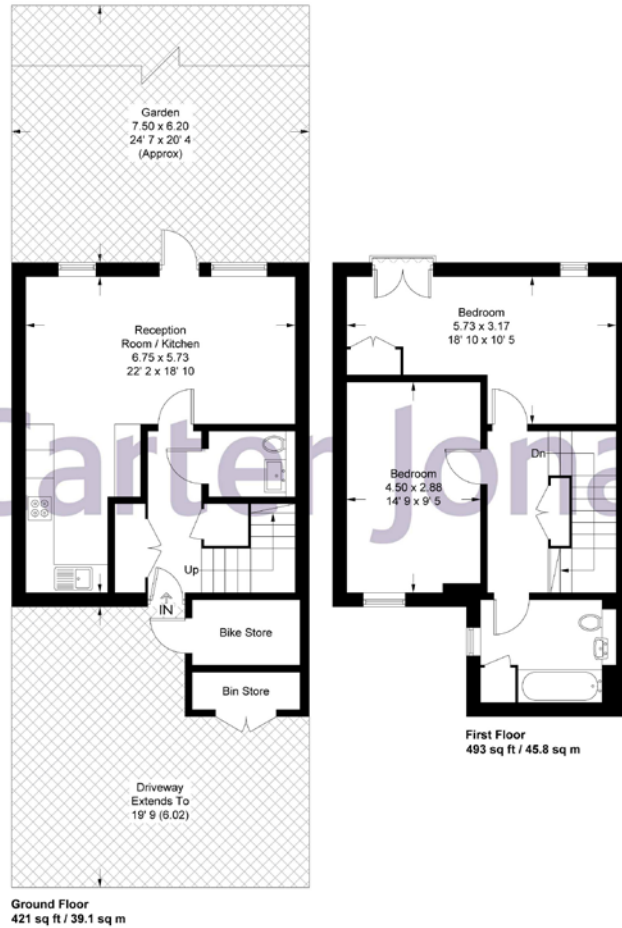
## Lapwing Avenue

Approximate Gross Internal Area = 914 sq ft / 84.9 sq m

Bike Store = 34 sq ft / 3.2 sq m

Bin Store = 19 sq ft / 1.8 sq m

Total = 967 sq ft / 89.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	88	90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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