



**RENARD WAY**  
Trumpington, Cambridge

**Carter Jonas**



## RENARD WAY, TRUMPINGTON, CAMBRIDGE, CB2 9EW

- Cambridge Central Railway Station - approx. 3.1 miles
- Shelford Railway Station - approx. 2.7 miles
- Addenbrooke's Hospital - approx. 2.8 miles

4 Bedrooms • Popular location • Close to amenities •  
Garage • Allocated parking • EPC rating B

### DESCRIPTION

Upon entering the property, you are greeted with a spacious entrance hallway which provides plenty of room for storage, with a downstairs cloakroom located to the right-hand-side. As you continue into the property you will find a generous open-plan kitchen, utility room and dining area with extra space for an added snug, perfect for hosting family and friends.

The first floor consists of a substantial living area with floor to ceiling windows looking out onto the well maintained communal green, allowing an abundance of natural light to flood the room. There is also a large double bedroom with built-in wardrobe and space for a super king bed and added storage units. The family bathroom provides a low-level w.c., wash basin and walk-in shower.

The second floor boasts another three bedrooms, two large doubles and one single, one of which has built-in wardrobe, also the largest benefiting from an en-suite, all with floor to ceiling windows giving a light and spacious feel throughout. The second family bathroom is fitted with low level w.c., wash basin and bath with shower over.

**MODERN 4 BEDROOM PROPERTY LOCATED IN A SOUGHT-AFTER LOCATION IN THE SOUTH OF CAMBRIDGE, WITH EXCELLENT ACCESS TO ADDENBROOKE'S HOSPITAL AND A RANGE OF OTHER LOCAL AMENITIES.**



## OUTSIDE

Enclosed rear garden predominantly laid to lawn with patio area and access to the communal car park via the back gate. Located to the rear of the property is a garage block with a single garage belonging to the property alongside one allocated parking space.

## LOCATION

Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access into the Addenbrooke's campus, out to the M11 and into the city by car, bus, guided bus, by bicycle on one of several purpose-built cycle routes, or even an enthusiastic walk. The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all.

The area has three primary schools and a brand new state-of-the-art secondary school that opened in 2016 bringing with it, excellent sporting facilities including a private members' gym. Several private schools are within cycling distance. There are also various restaurants, pubs, shops, a post office, hairdresser, surgery, pharmacy, library, Waitrose supermarket and two new country parks.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected

**Local Authority:** South Cambridgeshire District Council

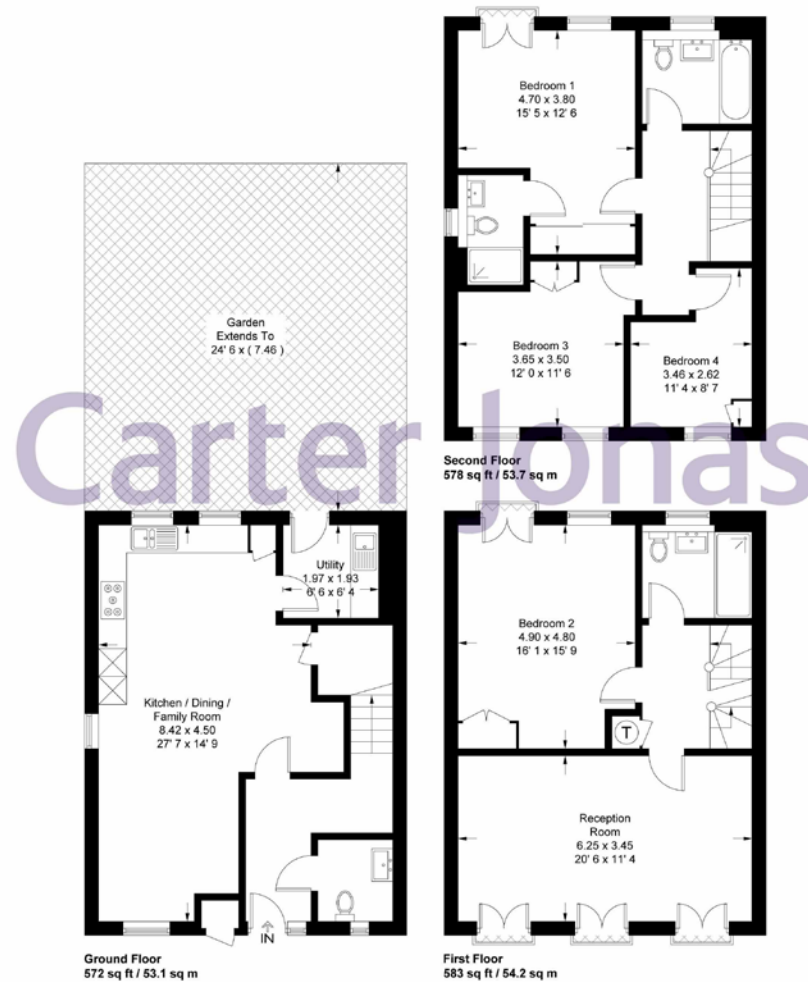
**Viewings:** Strictly by appointment with the selling agents  
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## Renard Way

Approximate Gross Internal Area = 1733 sq ft / 161 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>	89	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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