

6 Craven Close

Trumpington, CB2 9NW

Guide price £550,000

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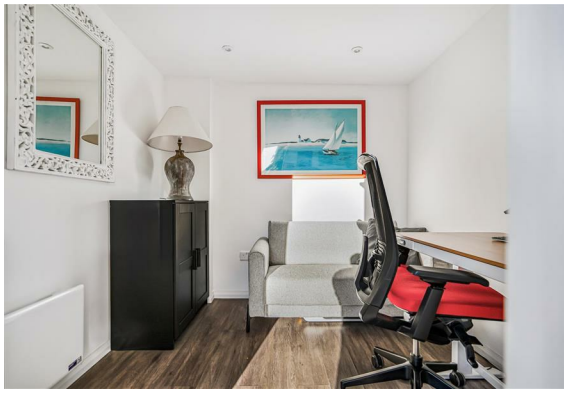
6 Craven Close

Trumpington, CB2 9NW

- Detached ready-to-move-into bungalow
- Home office recently added
- No-through-road
- 3 double bedrooms
- Close to Addenbrooke's and Cambridge South Station
- Front and rear gardens







A bright and versatile single storey residence of 872 sqft / 81 sqm, tucked away at the end of a cul-de-sac, conveniently situated near Addenbrookes.

This immaculate detached bungalow has been exceptionally well cared for and enjoys a quiet, near central location in Trumpington, just 7 minutes' walk from Waitrose and a 10-minute bike ride from Cambridge South Station.

The accommodation briefly comprises an entrance hall with wooden flooring, a fitted shoe cabinet, coat cupboard and access to a boarded loft with lighting and a pull-down ladder. The living / dining room benefits from southerly aspects and a large window overlooking the cul-de-sac. The kitchen has been fitted with a stylish range of units, includes various appliances and has a side door to the front and rear gardens.

There are 3 double bedrooms, the principal bedroom including built-in-wardrobes. The bathroom has been fitted with a modern white suite, complemented by attractive tiling and inset spotlights.









Outside, the property is set back behind a large driveway and an open-plan garden. The garage has an up-and-over door, lighting and power. Adjoining the garage is a noteworthy home office which is insulated, connected to mains power and internet. The rear garden itself offers a superb degree of privacy, has a lawned area and a paved terrace, well suited to alfresco dining in the warmer months.

Trumpington is well located for access to Addenbrooke's, out to the M11 & into the city by car, bus or bike. The main station can be easily reached along the guided busway cycleway without having to mix with car traffic and Cambridge South is just 0.9 miles away.

The area has 3 primary schools and a secondary school with excellent sporting facilities. Many of the city's finest private schools are within easy reach.

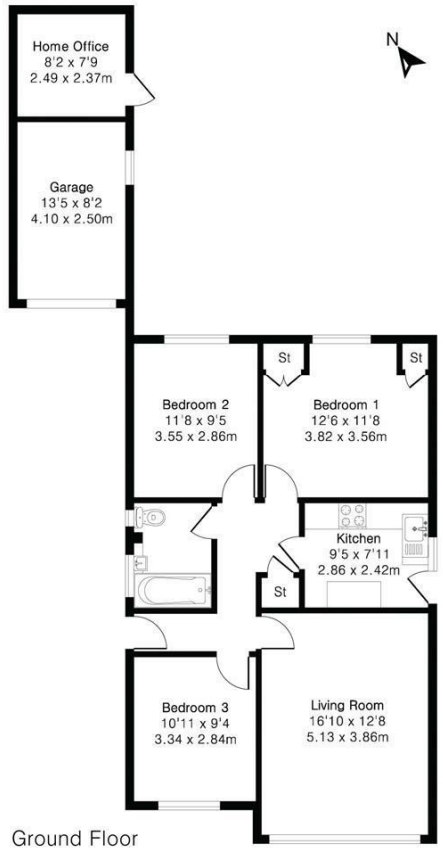
There are various eateries, pubs, shops, a post office, a barber, a doctors' surgery and a Waitrose superstore.





GRAY TOYNBEE

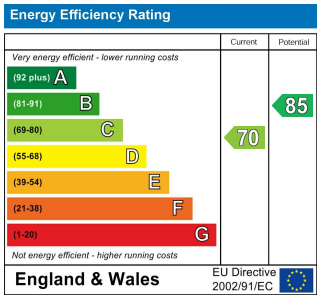
Approximate Gross Internal Area 872 sq ft - 81 sq m
(Excluding Garage)
Garage Area 110 sq ft – 10 sq m



Ground Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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