



A sleek, modern family home with integral garage

48 Hobson Road Trumpington, Cambridge CB2 9EH

Freehold





Open plan kitchen/breakfast room • Ground and first floor sitting rooms • Four double bedrooms, all en suite • Large courtyard garden and roof terrace • Large garage for two cars

Local information

- Situated close to the country park, Addenbrookes hospital and Biomedical campus.

- Cambridge City Centre 2.5 miles away.

- Large Waitrose 0.8 miles away.

- Trumpington Park Primary and Trumpington Community College close by.

- Great Shelford 2 miles away with strong community, deli and other amenities.

- Cambridge station and Great Shelford train station nearby with links to Stansted, London, Birmingham and others.

About this property

48 Hobson Road is a three storey house forming part of the popular Countrywide development, completed in 2017. The property extends to approximately 3,167 sq ft with large, open plan spaces and well-proportioned rooms throughout.

The ground floor is made up primarily of the large open plan kitchen/dining space with corian work surfaces, high gloss cabinetry and a wide range of built-in appliances. Connecting to the kitchen are two large spaces, currently laid out as social living rooms. This light and bright space opens out to the private, outdoor courtyard through various full height Velfac doors.

At the front of the house is a study, with a large picture window looking out to the communal gardens. To the left of the hallway is a large downstairs loo and a utility room, with ample space for a washing machine and drier.

On the first floor, glazed double doors lead from the landing into the dual aspect sitting room, with a wood burning stove and doors out to balconies on both sides, of which the main one overlooks the courtyard below.

At this level, there is a large double bedroom at the rear of the property with fitted wardrobes and en suite shower room. Adjacent to this is a kitchenette with hob, sink and microwave, making the space ideal for multi-generational living or a house guest to stay in and have their own, separate space. At the front of the house is a further double bedroom with en suite shower room.

The top floor is made up primarily of the main bedroom, dressing area and en suite bathroom with a bath and oversized rainfall shower. There is also an office and bedroom four, which also benefits from an en suite shower room and connects with the large roof terrace, also accessed from the landing.



Also of note is a lift installed by the current owners, which takes you from the open plan living area up to the large bedroom on the first floor. It is discreetly fitted in to the wardrobes so can be hidden away.

There is an integral garage large enough for two cars.

Tenure
Freehold

Local Authority
Cambridge City Council: Band G

Viewing
Strictly by appointment with Savills





Approximate Area = 294.2 sq m / 3167 sq ft
 Garage = 40.7 sq m / 438 sq ft
 Total = 334.9 sq m / 3605 sq ft
 Including Limited Use Area (0.5 sq m / 5 sq ft)
 For identification only. Not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		89	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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